

PUBLIC NOTICE

Notice is hereby given that the Municipal Building Authority of Tooele City, Utah, will meet in a Business Meeting on Wednesday, March 20, 2019 at approximately 8:00 P.M. The meeting will be held in the Tooele City Hall Council Room located at 90 North Main Street, Tooele, Utah.

1. Open Meeting
2. Roll Call
3. **Resolution 2019-01** A Resolution of the Municipal Building Authority of Tooele City, Utah Approving Construction Contracts with Big-D Construction Corp. for the Construction of the New Tooele City Police Station
Presented by Paul Hansen
4. Minutes
5. Adjourn

Michelle Y. Pitt
Municipal Building Authority Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, Prior to the Meeting.

**Municipal Building Authority
Business Meeting Minutes**

Date: Wednesday, September 26, 2018

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Board Members Present:

Brad Pratt
Dave McCall
Melodi Gochis
Steve Pruden
Scott Wardle

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Jim Bolser, Community Development and Public Works Director
Kami Perkins, Human Resource Director
Randy Sant, Economic Development Consultant

Minutes prepared by Kelly Odermott

Chairman Pruden opened the meeting at 7:02 p.m.

1. Open Meeting

The Pledge of Allegiance was done by Board Member Pratt

2. Roll Call

Brad Pratt, Present
Dave McCall, Present
Melodi Gochis, Present
Steve Pruden, Present
Scott Wardle, Present

3. Public Hearing to Receive Input from the Public with Respect to (i) the Issuance of Approximately \$9,000,000 of Lease Revenue Bonds and (ii) any Potential Economic Impact that the Improvements, Facility, or Property, Financed in Whole or in Part with the Proceeds of said Bonds, may have on the Private Sector.

Presented by Randy Sant

Mr. Sant presented the following to the Board.

Tooele City, acting through its municipal building authority, is considering the issuance of lease revenue bonds in an amount not-to-exceed \$9,000,000 for the purpose of acquisition, construction, and equipping of a new police facility and related improvements. Notice was given that the Municipal Building Authority would hold a public hearing on September 26, 2018 for the purpose of receiving input from the public related to (i) the issuance of the Lease Revenue Bonds, and (ii) any potential economic impact that the improvements, facility, or property financed with the proceeds of the Bonds may have on the private sector. Additionally, the Authority and City seek public comment related to the pursuit of funding this project through the State of Utah Community Impact Board(CIB) with the **following estimated terms:**

An approximate par unit amount of Bonds of \$8,540,000

An amortization schedule of 30 years

An interest rate of 2.50%

An annual debt service payment of \$417,000

The above are estimates only and are based on the proposed application being submitted to the CIB. The City and Authority have already adopted a resolution that provides for flexibility in terms of additional par amount of bonds, term, coupon rate(interest rate), etc. but wanted the public to be aware of the currently proposed plan of finance.

Board Member Pruden opened the meeting for comments or questions from the public.

Mr. Jerry Henson approached the Board to inquire of what the City plans to do with the current public safety building after the public safety department has moved to the new police station.

Board Member Pruden stated it would be sold.

Board Member Wardle clarified that the property will be made a surplus by resolution and an appraisal will be performed prior sale. The process may take a couple of years, but the intention of the City is to sell the property once vacated.

Board Member Pruden asked if there were any other comments or questions from the public, there were none. Board Member Pruden closed the public hearing.

4. **Minutes**

Board Member Pruden asked if there were any questions or comments in about the minutes from September 5, 2016

Board Member Wardle moved to approve the minutes from the Municipal Building Authority meeting dated September 5, 2018. Board Member Pratt seconded the motion. The vote was as follows: Board Member Gochis, "Aye," Board Member Pratt, "Aye," Board Member Wardle, "Aye," Board Member McCall, "Aye," Board Member Pruden, "Aye." The motion passed.

5. **Adjourn**

Board Member Gochis moved to adjourn the Municipal Building Authority Meeting. Board Member McCall seconded the motion. The vote was as follows: Board Member Gochis, "Aye," Board Member Pratt, "Aye," Board Member Wardle, "Aye," Board Member McCall, "Aye," Board Member Pruden, "Aye." The motion passed.

The meeting adjourned at 7:12 p.m.

The content of the minutes is not intended, nor are they submitted, as verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this Day of October 2018

Steve Pruden, Tooele City Council Chair

DRAFT

MUNICIPAL BUILDING AUTHORITY OF TOOELE CITY, UTAH

RESOLUTION 2019-01

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF TOOELE CITY, UTAH APPROVING CONSTRUCTION CONTRACTS WITH BIG-D CONSTRUCTION CORP. FOR THE CONSTRUCTION OF THE NEW TOOELE CITY POLICE STATION.

WHEREAS, Tooele City has resolved to build a new police station to replace its current police station located in aging former auto parts store, which has housed the Tooele City Police Department since the 1980s; and,

WHEREAS, the Municipal Building Authority of Tooele City, Utah (MBA) has obtained a loan from the State of Utah's Community Impact Board (CIB) for construction of the new police station (see MBA Resolution 2018-01, approved September 5, 2018); and,

WHEREAS, Tooele City raised taxes beginning fiscal year 2019-20 to fund repayment of the CIB loan; and,

WHEREAS, Tooele City retained JRCA architects for the design of the new police station (see Tooele City Resolution 2018-41, approved June 20, 2018); and,

WHEREAS, Tooele City has entered into various contracts for pre-construction activities, including with Rocky Mountain Power for removal of existing power infrastructure, Dominion Energy for removal of existing natural gas infrastructure, Jeremy Candelario for installation of conduit for new power and communications infrastructure, Paul Hansen Associates for project design and construction management services, and BIG-D for pre-construction services; and,

WHEREAS, following a competitive big process in which Big-D Construction submitted to Tooele City the lowest and best bid for the construction management of the new police station contract, the MBA desires to enter into construction and construction management contracts with Big-D for construction of the new police station; and,

WHEREAS, the efficient and economical management of the police station construction project and contracts is an important governmental purpose and in the best interest of Tooele City:

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH that the contract documents attached hereto as Exhibit A are hereby approved, and that the MBA Chair is hereby authorized to execute the same.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Board of the Municipal Building Authority of Tooele City, Utah, this ____ day of _____, 2019.

TOOELE CITY MBA

(For)

(Against)

ABSTAINING: _____

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form: _____
Roger Evans Baker, MBA Attorney

EXHIBIT A

A133-2009

(Standard Form of Agreement between Owner and
Construction Manager as Constructor)

A201-2007

(General Conditions of the Contractor for Construction)

A133 Exhibit A-2009

(Guaranteed Maximum Price Amendment)

A133 Exhibit B-2009

(Fee Proposal)

A133 Exhibit C-2009

(Guaranteed Maximum Price Clarifications and Detail)

A133 Exhibit D-2009

(Milestone Schedule)