

CITY OF DELTA, UTAH  
SPECIAL LOCAL BUILDING AUTHORITY MEETING  
NOVEMBER 27, 2012

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
Ken Clark	Assistant Public Works Director
Jane Beckwith	Topaz Museum President
Scott Bassett	Topaz Museum Board Member
Kyle Houghton	Westland Construction Company
Nick Slye	Westland Construction Company

President Bunker called the meeting to order at 7:30 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building and on the Utah Public Notice website and provided to the Millard County Chronicle/Progress and to each member of the Board at least twenty-four hours prior to the meeting.

BUSINESS

PRESIDENT GAYLE BUNKER: REVIEW PROPOSAL OF WESTLAND CONSTRUCTION WITH COMPANY REPRESENTATIVES

President Bunker welcomed Kyle Houghton, Vice President, and Nick Slye, Pre-Construction Director, of Westland Construction. President Bunker requested information as to what the next step would be on the community center project. President Bunker asked for information regarding a question that had arisen about pending litigation for Westland Construction. Mr. Houghton said he had talked with their attorney today and learned that three of the cases were personal injury matters. One was a problem with an electrical contractor who went bankrupt. The contractor had hired workers from the union and did not pay them. Westland was held responsible for paying the subcontractor's workers and the matter has been settled. Another incident was a subcontractor on the St. George airport project that went bankrupt and their supplier did not get paid, so Westland

paid the supplier. A suit that was filed a while ago (inaudible). . . . City Attorney Anderson did not have concerns with the law suits but did have concern that they had not been disclosed in the proposal. Board Members had concerns with the non-disclosure of litigation information. Mr. Houghton apologized for not disclosing this information but felt that it was not relevant to the work that Westland has performed.


President Bunker noted that he had recently visited the St. George Airport building and thought it was a very nice facility. He also talked with the Superintendent in Altamont about the high school being constructed. The Superintendent responded that Westland Construction "was really great to work with."

President Bunker asked Mr. Houghton how Westland will be helping the Board of Trustees choose an architect for the project. Mr. Houghton stated that Westland would assist with writing the Request for Proposal for architectural services and would help in determining which architectural firm would be best suited to the project. Mr. Houghton said Westland is willing to help the Board of Trustees in whatever way they desire. Westland can write the Request for Proposal and the Board can review it prior to being sent out. When the RFP is sent out, Westland generally suggests providing a two to three week time period in which to respond. Westland will provide a standard contract for services to be reviewed by City Attorney Anderson. City Attorney Anderson advised Mr. Houghton that Delta City is bound by state purchasing requirements when dealing with RFPs, sealed bids, etc., Delta City is required to comply with purchasing rules for governmental entities.

Westland will assist with getting the architectural drawings completed and soliciting bids for various portions of the project. They will also hold at least one pre-bid meeting for all subcontractors to come and review the project. Westland will review the project and the schedule with subcontractors prior to receiving bids.

Following discussion with Westland Construction representatives, Board Member Robert Banks MOVED to adjourn the meeting. The motion was SECONDED by Board Member Steven Pratt. 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 8:15 p.m.

  
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GAYLE BUNKER, President

  
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GREGORY JAY SCHAFFER, MMC, Secretary

MINUTES APPROVED: LBA 12-06-12