

CRAIG W BUTTARS
COUNTY EXECUTIVE / SURVEYOR

199 NORTH MAIN
LOGAN, UTAH 84321
TEL: 435-755-1850



COUNTY COUNCIL
KARL B. WARD, COUNCIL CHAIR
GINA H. WORTHEN, VICE CHAIR
PAUL R. BORUP
DAVID L. ERICKSON
BARBARA Y. TIDWELL
JON WHITE
GORDON A. ZILLES

November 4, 2019

PUBLIC NOTICE is hereby given that the Cache County Council of Cache County, Utah will participate in a **SPECIAL COUNCIL MEETING** at **4:00 p.m.** in the **Cache County Historic Courthouse Council Chambers**, 199 North Main Street, Logan, Utah 84321, **TUESDAY, NOVEMBER 5, 2019**

AGENDA

4:00 p.m. SPECIAL COUNCIL MEETING

- 1. CALL TO ORDER**
- 2. REVIEW AND APPROVAL OF AGENDA**
- 3. EXECUTIVE SESSION – Utah Code 52-4-205(1)(a) – Discussion of the Character and Professional Competence of an Individual**
- 4. INITIAL PROPOSALS FOR CONSIDERATION OF ACTION**
 - a. Discussion: County Road Shop Facilities**
- 5. ADJOURN**


Karl B. Ward, Chairman



In hearing the concerns from some members of the Council on the October 22nd meeting in relation to the proposed bonding for the Cache County Road/Weed/Fire Facility relocation to Hyrum, staff has developed the following information. The first section outlines costs and offsets as far as they are known as of October 23rd, 2019. The second section outlines a brief summary of the council discussions on this issue to date.

SECTION 1: COSTS & BUDGETS

The projected construction budget for the facility relocation is \$14,000,000. This budget has been in place on the administrative side since May of 2019 and was presented to the Council at budget workshops on June 11th, most specifically in a memo dated June 5th from the Development Services Office (see section 2). This memo was the basis of a \$3.5M budget adjustment approved on June 25th. This \$14,000,000 was made up of a projected cost estimate of \$13.25M and \$750,000 in contingency. Other ‘soft costs’ were discussed and budgets approved which have included land acquisition, engineering costs, and architectural fees. These ‘soft costs’ have all been covered for the entirety of the project in 2019 budget allocations.

With a CMGC onboard, we have continued to refine the estimates, value engineered various components to add needed pieces and removed expensive add-ons, and moved the project to design completion. The County is also working through a few items to self-complete to help manage costs and providing material from our adjacent gravel pits as needed.

These costs estimates are helping to further refine our budgets as another concern raised was the amount of the bond requested from the CIB. Again, this was outlined in June, but the most important thing to note here is that the County is requesting **up to \$12.5M** from the bond. Much of this funding capacity is a cash flow issue as we

Engineering & Owner Representation	\$457,500
Architectural Design Services	\$833,844
Hyrum Site Acquisition	\$514,000
North Site Acquisition (Est.)	\$82,500
	\$1,887,844

	Est. Cost (10/23/19)
Overall Site Work	\$2,065,000
Administrative Building	\$3,213,000
Shop Maintenance Building	\$1,160,000
Road/Weed/Fire Vehicle Storage	\$3,002,000
Truck Wash	\$1,025,000
Fuel Island	\$344,000
Salt/Material Storage	\$897,000
North County Site Construction	\$950,000
Misc. Equipment	\$140,000
Contractor Fees Etc.	\$690,000
Contingency (Originally \$750k)	\$514,000
	\$14,000,000

Total Budget	(\$14,000,000)
2019 Budget	\$1,600,000
2019 Transfer (Unused Land Acq.)	\$282,000
2020 Budget	\$1,400,000
Fire Dist. (Est)	\$650,000
Sale of Existing Facility	\$3,000,000
Sale of Other Parcels	\$600,000
Potential of unused Contingency	
	(\$6,468,000)

build the facility and then sell off the existing facility and other sites. It is anticipated that we will only need to use \$10,100,000 of the bond (or less depending on actual costs and if the contingency needs to be used), however when the County made application to the CIB in June/July that amount was unclear so the higher figure was used as a buffer. This \$10.1M bond amount will require an annual debt payment of ~\$642,000 for 20 years. After completion of the building it is anticipated that the County will be able to sell the existing site and other various parcels to recoup at least \$3.6M (appraisals have been ordered on the existing facility but are incomplete, and the sale of parcels for \$600k is a very conservative estimate in the current real estate market) to put towards the loan, eliminating 7 years of debt service.

It is also important to note that this entire building project is being funded out of existing revenues, with no property tax dollars being used (other than what might be used for the Fire District portion). In relation to the Department's budget of \$9.25M in 2020, the potential long term debt load of \$6.5M is very reasonable. At present, the Municipal Services Fund has an estimated surplus of approximately \$1.4M annually with the new sales tax allocation in place. This entire amount is in the 2020 budget for the construction of this facility, and approximately half of this will be earmarked to debt service starting in 2021. The plan is to slowly put those funds into additional road projects and staff/equipment capacity starting in 2021 with the unused portion going towards debt service further reducing the repayment timeline. Alternatively, the entire surplus could be put toward debt service allowing the bond to be repaid in as little as ~5.5 years.

It is also worth noting that the operational budgets of the Road and Weed Department are current \$5.5M annually. It is estimated that having a facility that meets the organizational needs in close proximity to materials (gravel, asphalt, etc.) will increase our productive efficiency by 10-15% (based on a time saved analysis). Translated into services, this is \$550,000 to \$825,000 of workplace efficiency gained by a short term (13 year estimated) debt service cost of \$642,000.

At present we have issued a hold to the contractor that was to start on footings and foundations last week, but as this fall is more winter than fall we will likely see expenses adding up with further delays for cold weather concrete work (~\$5-7,000 per week of delay and increasing). Additionally, two of the steel building components have been ordered based on the June budget adjustment and will be delivered in the next 4-8 weeks.

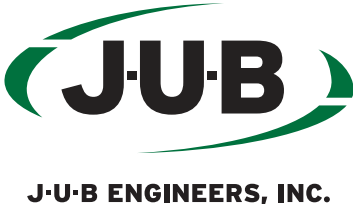
SECTION 2: COUNCIL DISCUSSIONS & TIMELINE

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|----------|---|---------------------------------------|
| 26 March | County Council Meeting, page 4 | Video Time approx. 1:30:00 to 1:53:00 |
| | <ul style="list-style-type: none">• Discussion of property purchase. Discussion of moving administrative offices for the Fire Department to the new building. Minor additions to this building can be made to accommodate. Will save cost in the long run. Presumptive cost and funding discussed. Packet item #4 was given to the council providing a timeline and updates on this project.• The County council appeared to respond positively to this proposal. It was agreed that the extra space will not go to waste and that it would be cost-effective. Funding options discussed. Director Runhaar indicated that we will look at this as a viable option unless the council says no. The council concurs to pursue this possibility, with no objection. | |
| 23 April | County Council Meeting, page 1 | Video Time approx. 6:15 |
| | <ul style="list-style-type: none">• Update on the purchase of the land and selection of design proposals. The county council had no questions on this project at this time. | |
| 28 May | County Council Meeting, page 5 | Video Time approx. 1:06:30 |

- Public hearing set for June 11th. All council members in favor. No questions were raised by council members regarding the project.
- 11 June County Council Budget Workshop Audio time approx. 32:00-36:30
- Numbers given in this meeting projected costs for construction. Discussion of obtaining CIB bond for a lower interest rate. Memo distributed discussed multiple changes in the Development Services budget, including total costs, bond amounts, etc. Budget opening showed an allocation of \$367,000 for land purchase on the north site, \$1.1M in design/engineering services, and \$1.6M for construction costs.
- 11 June County Council Meeting, pages 2-3 Audio time approx. 41:00 (no video)
- Public Hearing Regarding CIB Loan for Road Shop - The council appeared in favor of the grant/loan application going forward. No questions from the council or the public were asked regarding the application.
- 10 September County Council Meeting, page 5 Video time approx. 15:00
- Josh Reported - Met with the CIB to ask for a long-term loan - approved to finalize funding and issuance of the bonds. Mentioned plans for annexation, talked specifically about footings and foundation going in. The council appeared to have no questions or comments regarding the CIB grant or the plans to move forward with this project.
- 2 October All Council Members notified of Groundbreaking Ceremony via e-mail by JUB
- 3 October CIB Board Meeting Agenda (minutes not yet available)
- 7 October Groundbreaking ceremony held for the new facility
- 22 October County Council Meeting
- Questions raised regarding overall design and costs. Special workshop meeting to be held on Tuesday, Nov. 5th @ 5:00 p.m. to get more detailed information on plans, scope and funding/financing costs.

CACHE COUNTY OPERATIONS CENTER

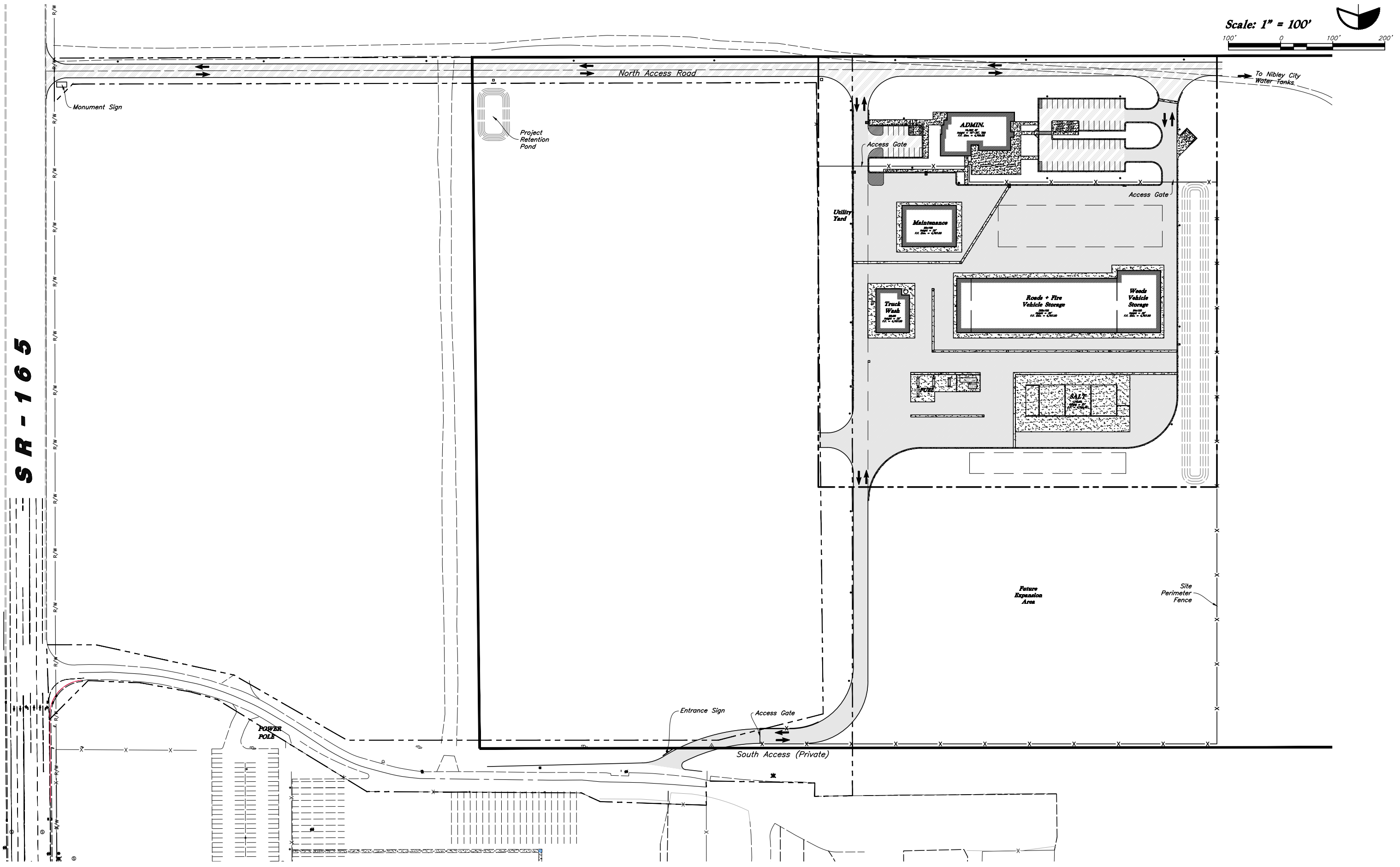
ROADS • WEEDS • FIRE



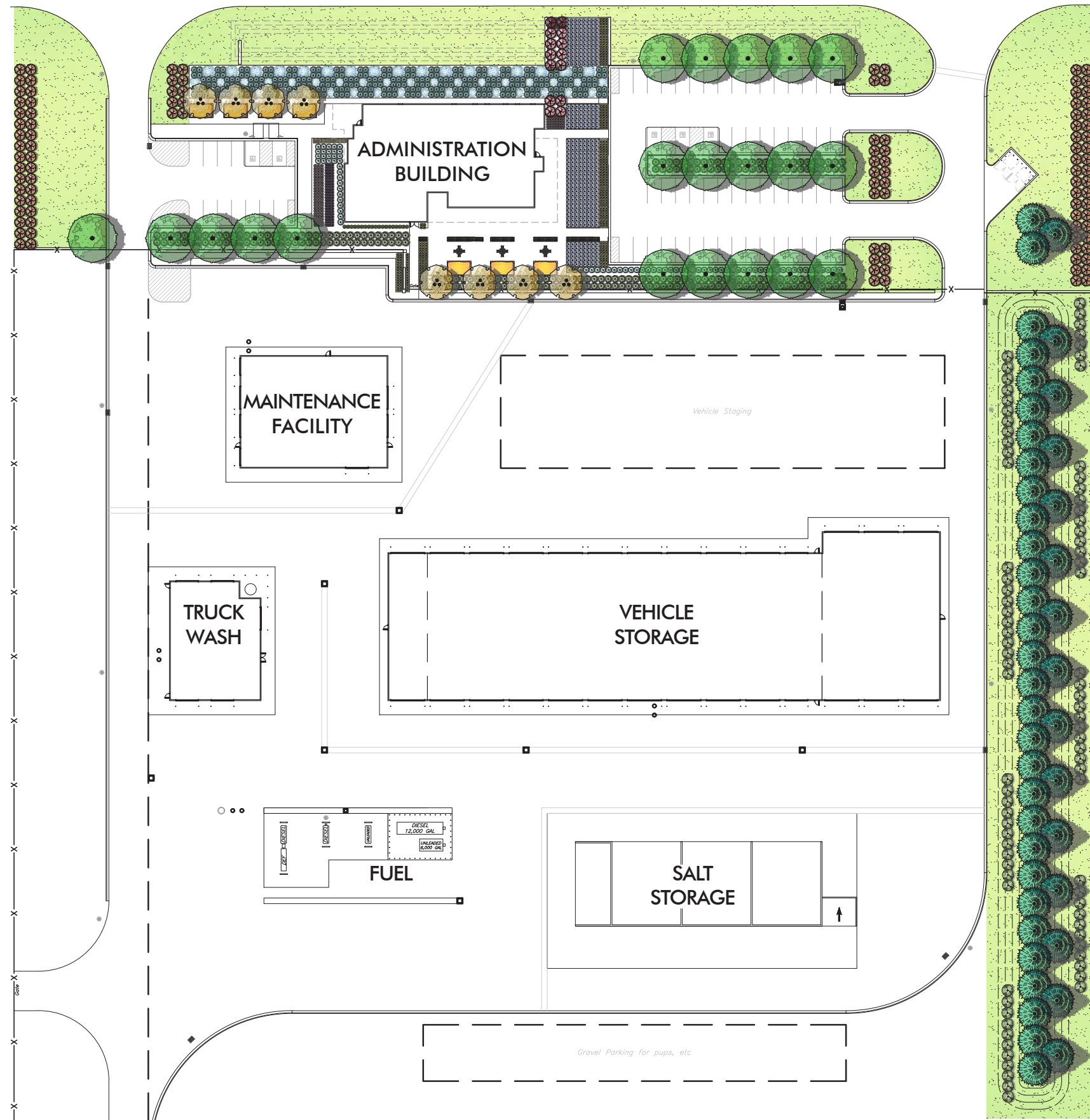
OVERALL SITE PLAN

SR - 165

Scale: 1" = 100'



ENLARGED SITE PLAN



TREES and SHRUBS



SHADEMASTER HONEYLOCUST



RIVER BIRCH



COLORADO SPRUCE



STAGHORN SUMAC

SHRUBS and PERENNIALS



POWIS CASTLE ARTEMISIA



PANCHITO MANZANITA

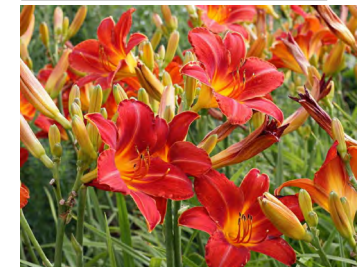


SIBERIAN PEASHRUB



BLUE RUG JUNIPER

PERENNIALS and GROUND COVERS



CHICAGO APACHE DAYLILY



SILVER LUPINE



HIDCOTE LAVENDER



SHIMMER EVENING PRIMROSE

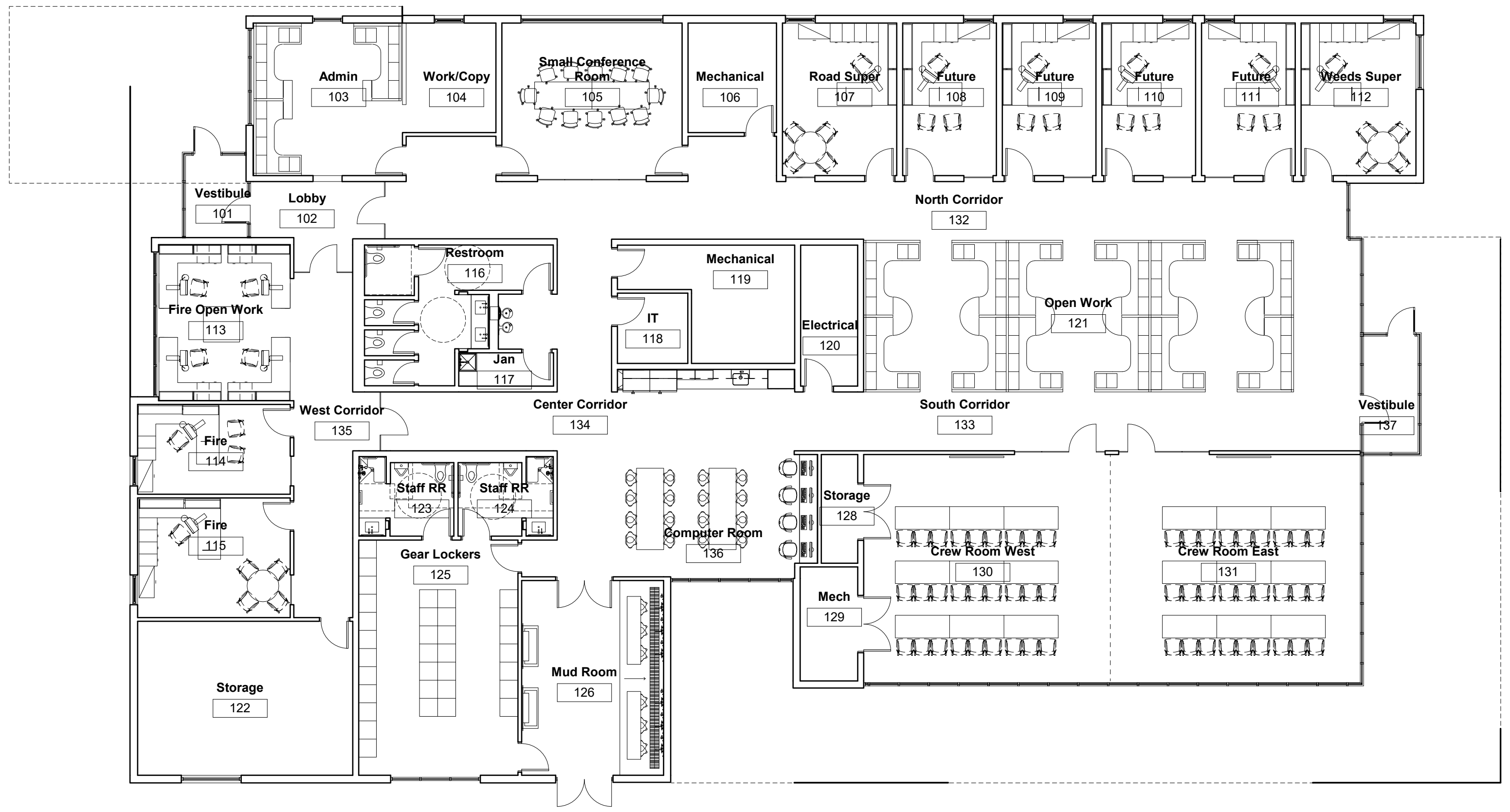


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ADMINISTRATION BUILDING FLOOR PLAN



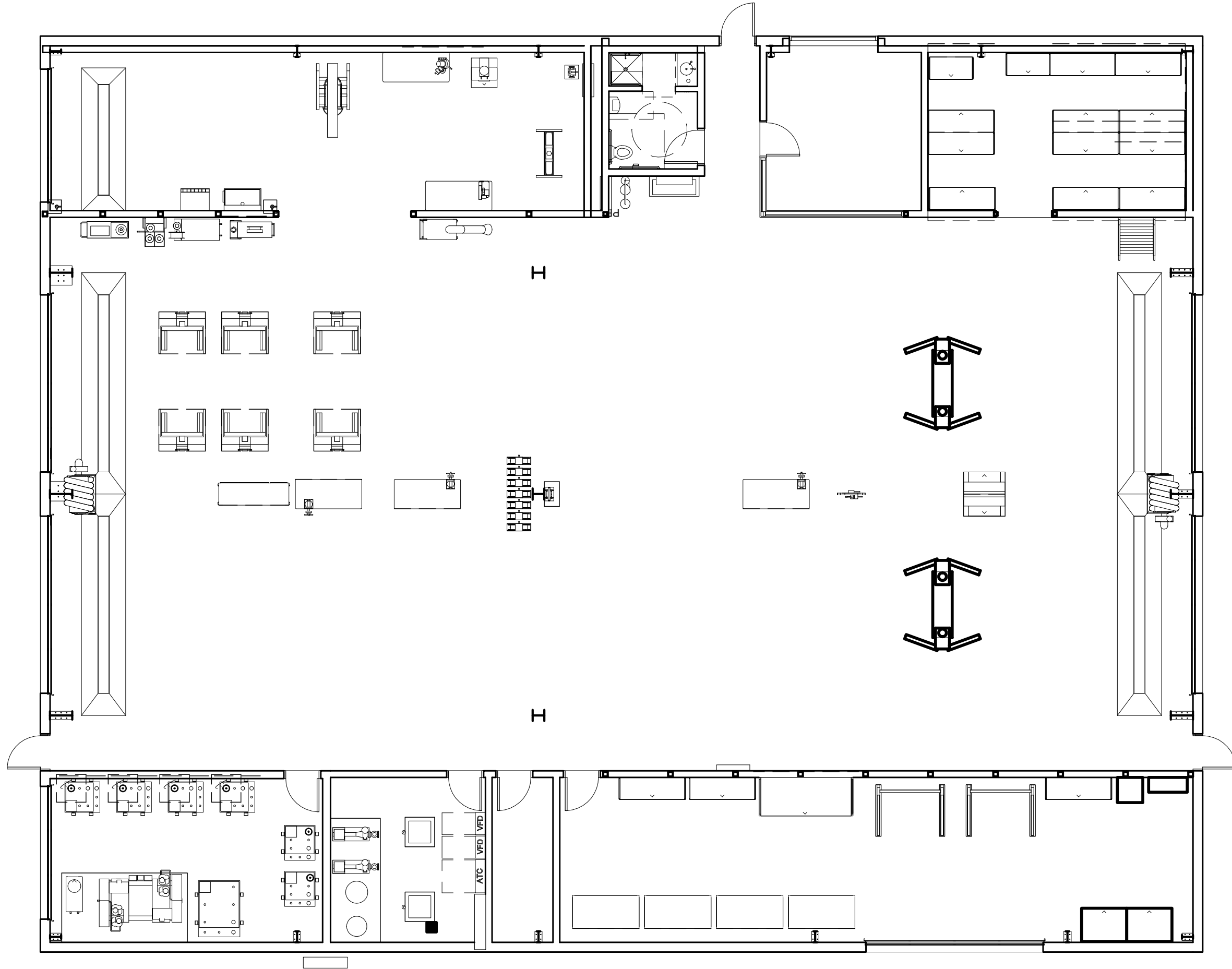
ADMINISTRATION BUILDING PERSPECTIVES



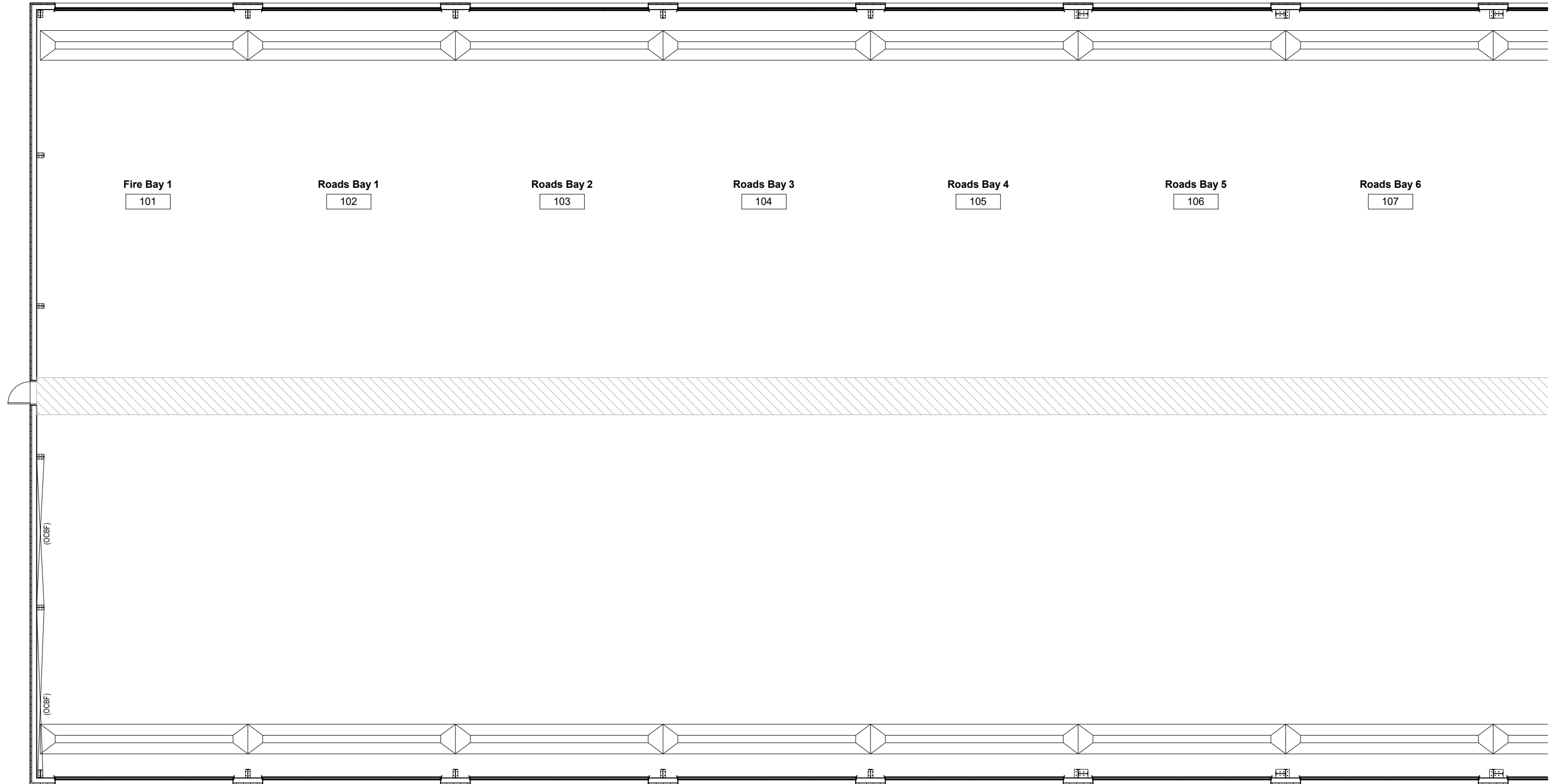
SITE PERSPECTIVE



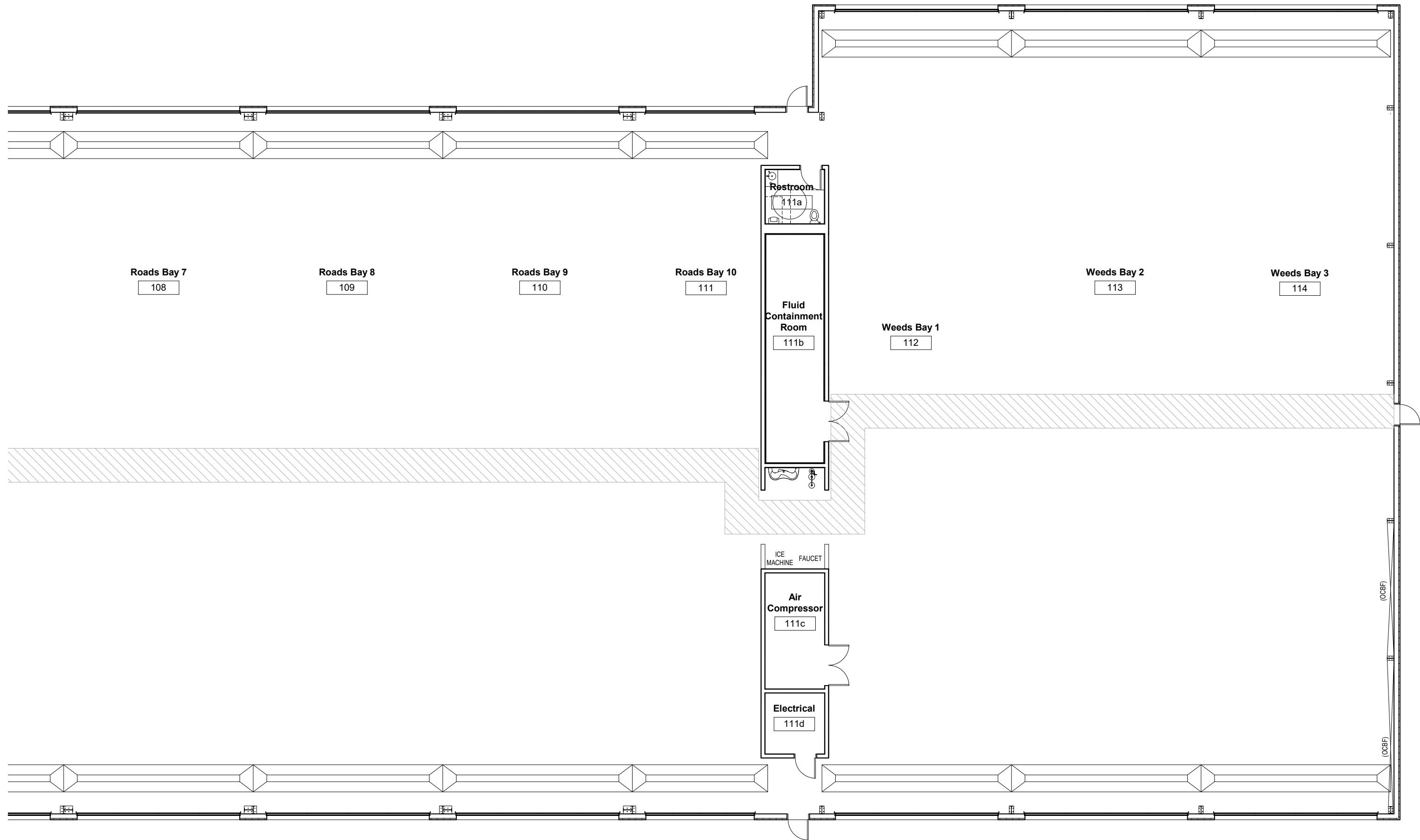
MAINTENANCE FACILITY FLOOR PLAN



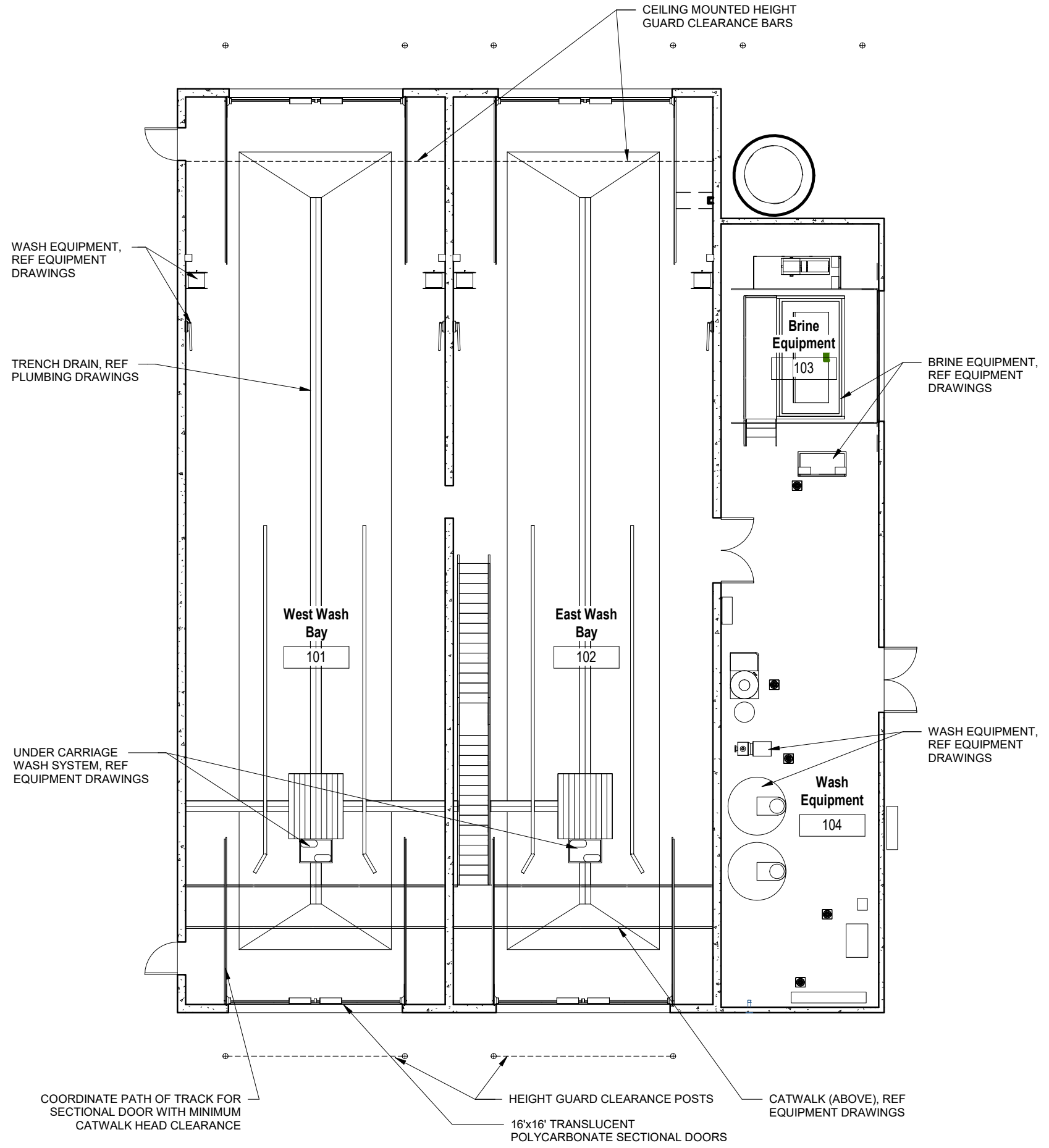
VEHICLE STORAGE FLOOR PLAN - AREA A



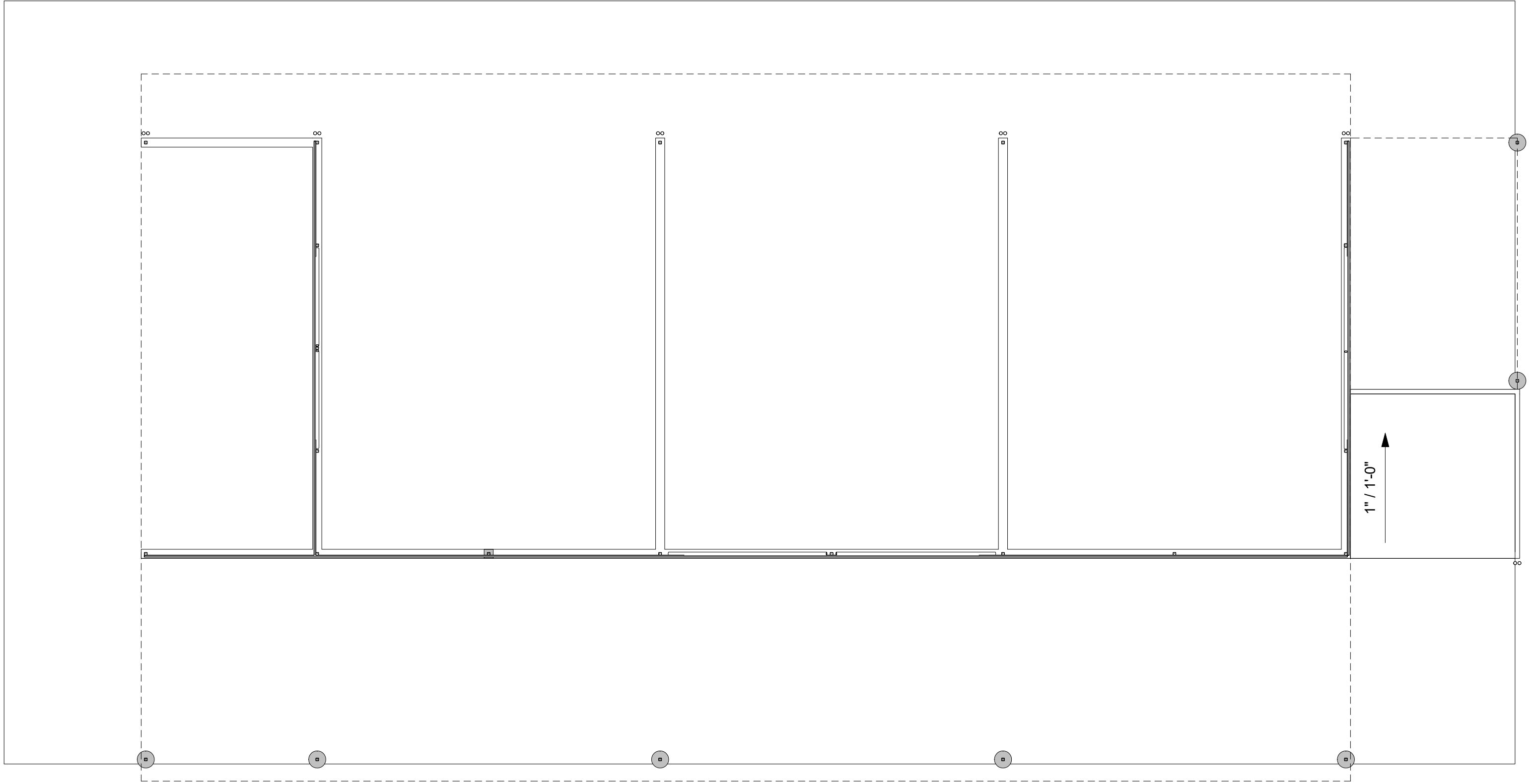
VEHICLE STORAGE FLOOR PLAN - AREA B



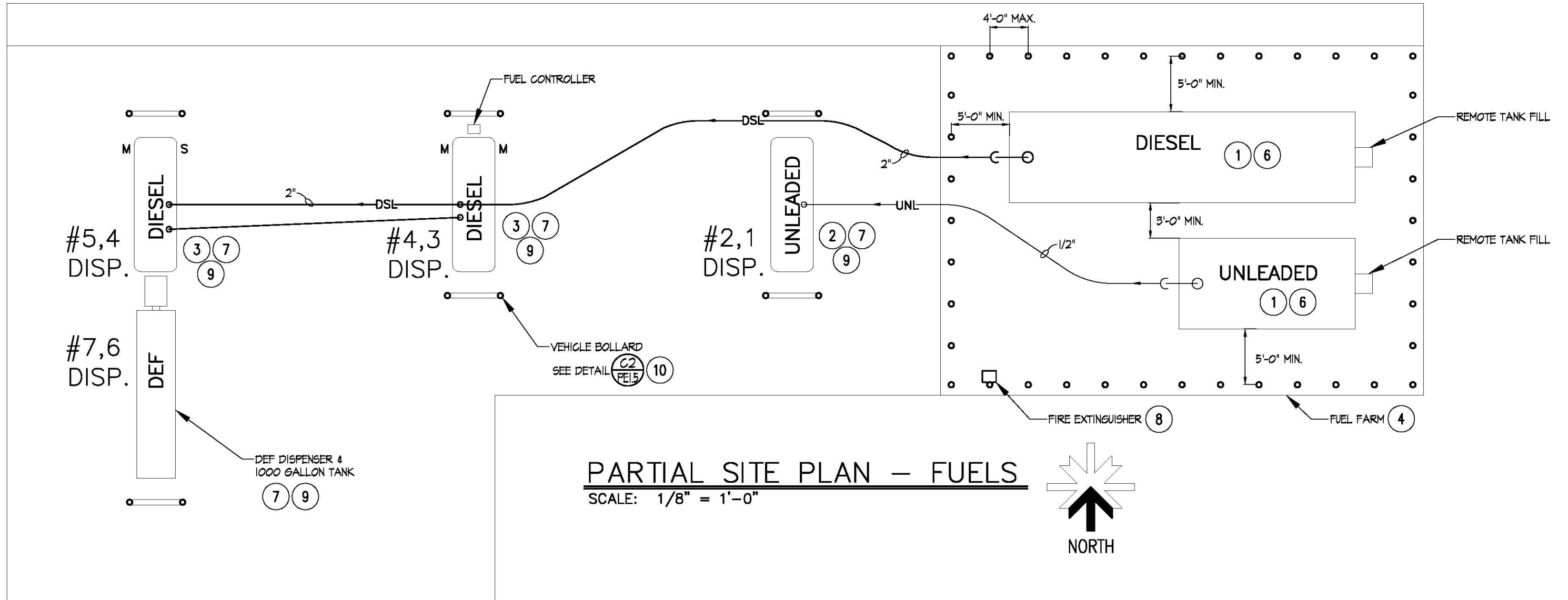
TRUCK WASH



SALT STORAGE



FUEL



PARTIAL SITE PLAN – FUELS

SCALE: 1/8" = 1'-0"

