

REDEVELOPMENT AGENCY MINUTES
SEPTEMBER 20, 2023

The Redevelopment Agency held a meeting on Wednesday October 11, 2023, at 5:45p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Craig Isom; Members: Garth O. Green; Terri Hartley; Tyler Melling.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Executive Assistant Megan Lamb; Finance Director Jason Norris; City Engineer Jonathan Stathis; Assistant Police Chief Jimmy Roden; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall.

OTHERS PRESENT: Michael Heap, Kathy Long, Laura Henderson, Brent Drew, Sara Penny, Ann Clark, Wendy Green, Tom Jett, Pablo Gotay, Carter Wilkey, Matt Rhode, Alysha Lundgren, Bob Platt

CALL TO ORDER: Chair Craig Isom called the meeting to order, noting there are three agenda items.

PUBLIC HEARING TO CONSIDER AN ORDINANCE VACATING AN RDA OWNED CITY RIGHT OF WAY LOCATED AT 60 S MAIN STREET. STEVE NELSON

/RANDALL MCUNE: Jonathon – I don't Steve here, but this is a project that's going on in the downtown area. Steve Nelson is the developer on the project. They are looking at constructing a new hotel, and parking garage in the downtown area. As they've been moving through the approval process. We notice that there are two existing items that need to be vacated. There's one there's an existing right-of-way, which is the first item, then the second item is a is an existing power line easement. So those show here on this, on this map, these are just north of where College Avenue goes through between Main Street and 100 West. So, as far as the city right-of-way, when College Avenue used to be a city street when that was vacated, then this other right-of-way was granted to the RDA, it's not being used anymore and it needs to be vacated in order to facilitate the development. In terms of the power line easement that power line goes to a city streetlight. We would need to get a new easement in place before this easement could be vacated as it went through Planning Commission it would just basically be a timing issue. The actual record recording of the vacation would not be able to happen until we have a new easement in place, but in order to facilitate the building permit, we wanted to make sure we had all the approvals in place prior to the permit being issued. **Isom** - Is it true that the ultimate outcome of all this is to bury power lines? **Jonathon** - Yes. Anytime we can bury a power line is great for the city. And that would be, the intent would be to bury the power lines. Yes. **Isom** - I texted

Steve Nelson, because I threw a curveball by having us do RDA first. But I haven't heard back from him. Isom opened this item and item number 2 for public hearing.

Lauren Henderson - Do we have any details on the project? You said it was a hotel. Do you have any Jonathan, do you have any particulars? **Jonathon** - They've submitted for a building permit. Yes. **Laura Henderson** - So we don't know how big or how tall? **Jonathon** - I don't know, off the top of my head, I apologize. **Laura Henderson** - Okay. **Jonathon** - Would you be able to speak to that? Okay. **Pablo Gotay** - I'm actually here for another issue, but I happened to be the architect of this particular building. So coincidentally, I think I can answer a few questions. It's a five-story hotel with I believe it's 96 rooms or less and the parking garage to the left has basically 100 stalls on each level. **Laura Henderson** - Is that strictly parking for the hotel? **Pablo Gotay** - The upper level is parking for the hotel. The lower level is for the facilities and retail surrounding. **Isom** - So that's the one on first West. **Pablo Gotay** - Correct. Anything else I can answer? **Ann Clark** - How tall is five stories? **Pablo Gotay** - This one, I believe. I'm not going to get it right down to the inch, but I think it's right around 48 feet. Anything else? **Isom** - No. Thank you for that input. **Pablo Gotay** - So the Stratford hotel is directly to the north. **Melling** - It's between the what is it called now? That and the Stratford the old El Rey.

Isom - Other public comments for items one or two. The right of way that we are vacating or proposing to vacate and the power line easement. Any other comments? Okay, so we will put this on an action item agenda for next week.

PUBLIC HEARING TO CONSIDER AN ORDINANCE VACATING AN RDA OWNED CITY POWER LINE EASEMENT LOCATED AT 60 S MAIN STREET. STEVE NELSON/RANDALL MCUNE:

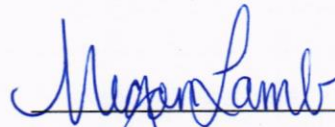
Included with item #1

CONSIDER BIDS FOR THE SOUTH MAIN STREET LIGHTING PROJECT PHASE I.

JONATHON STATHIS: **Jonathon** - When we looked at this originally in the budget, we have a section of Main Street from approximately 800 South down to the South interchange that has a few streetlights but not very many. It's very dark down through there and so in the budget it was decided to basically split that project into phases and so \$350,000 was budgeted. We attempted to get with, just do enough to get within the budget, but we didn't quite make it, they actually only got one bid from Doug Hunt Construction, at \$440,110. I've been talking to the contractor since we only got one bid, we discussed the option of cutting back on the scope of the project in order to keep within the budget. So this is kind of a map of what we could be able to do and still stay within the \$350,000 budget. We would start just south of 800 South. This is Taco Time. There's an existing streetlight there, that would need to be moved back, but then there would be

ten new streetlights that would be put in going south going past Fir Street, and then down to the new Dutch Brothers. This is right at the South end, right across from Boulevard Home Furnishings. When we bid this out, we had 13 lights in the bid so we would need to cut out the three lights on the west side of Main Street. **Melling** - And that would get us into budget for that phase of the project? **Jonathon** - Yeah, that would put us at \$326,290. That leaves some contingency. And we're also going to need to work with the power company to get a power connection. So that leaves us some room to be able to do that within the \$350,000. The contractor has been willing to come down on his mobilization and a few other items in order to facilitate that. And then of course, we'd be cutting out the three lights and the additional conduit that we would need for that. **Melling** - And we would just include those as part of phase two and see where bids come in at that stage? **Jonathon** - Yeah. Next year we'll budget for additional work and we will just include those later. One good thing is, as part of this project, we're going to be, we need to do a boring under Main Street, basically right across some Donutsville. And so, we would be able to get that in and so we would get the power over on the west side. So, we could facilitate running South more easily, it sets us up for the next phase to be less expensive. **Melling** - I would go with staff's recommendation on that then if the others are, okay, with putting that on consent. **Isom** - Okay. Any other comments from the Council or Mayor?

ADJOURN: Member Melling moved to adjourn at 5:50p.m.; second by member Hartley; vote unanimous.



Megan Lamb
Executive Assistant