



Minutes
Mount Pleasant CDRA

12th March 2024

6:00 p.m.

Regular Meeting

Executive Director: Monte Bona

Chairperson: Mike Olsen

Board Members: Paul Madsen, Lynn Beesley, Russell Keisel,
Rondy Black, and Cade Beck

Secretary: Natalie Crosby

The Mt. Pleasant City Community Development & Renewal Agency Board held a Regular Meeting on March 12th, 2024, at 6:00 p.m. The meeting will be held in the Council Chambers, 115 West Main, Mt. Pleasant, Utah.

1. Welcome – Chairperson

2. Roll Call – Secretary

Roll Call.

Present: D. Lynn Beesley, Paul C. Madsen, Michael T. Olsen (Not voting), Russell G. Keisel.

Absent: Rondy G. Black, Cade A. Beck.

Employees in Attendance:

Natalie Crosby

Dave Oxman

Steve Gray

Monte Bona

Others in Attendance:

Faylynn Warnick

Adam On

Claudia Jarrett

Pam Stoker

Justin Atkinson

Joyce Turner

Jeff McDonald

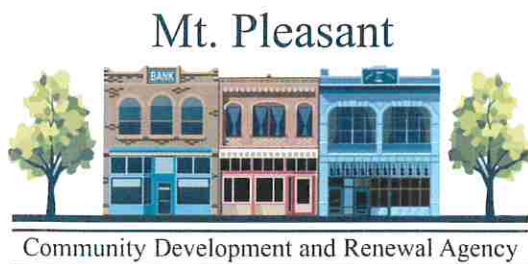
Harriet Jorgensen

Alicia King

Claudia King

Shauna Watts

Stephanie Hardy



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3. Approval of Minutes – Chairperson

February 7th, 2024, Special Meeting held 3:30 pm.

Motion: Action: To Approve, **moved by** Russell G. Keisel, **Seconded by** Paul C. Madsen.

February 13th, 2024, Regular CDRA Meeting held at 6:00 pm.

Motion: Action: To Approve, **moved by** Paul C. Madsen, **Seconded by** Russell G. Keisel.

4. Approval of Claims – Chairperson

Invoice Register dated 02/09/2024 to 03/08/2024 in the amount of \$97,517.79.

Motion: Action: To Approve, **moved by** Paul C. Madsen, **Seconded by** Russell G. Keisel.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3).

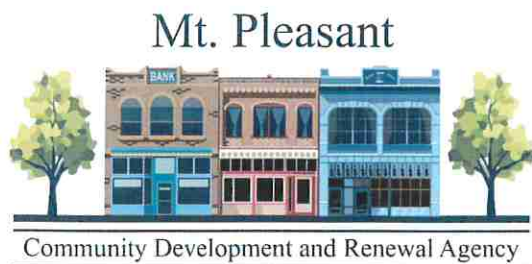
Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel.

5. CDRA Executive Director Report/CDRA Chairperson Report

6. Discussion/Action:

Track 89 Land Proposal- Monte Bona

Monte Bona presented the board members with a master plan of the park. He also gave a quick review of the application for the Equestrian Center upgrades. He went over the goals and objectives for the project through the Governors Office of Economic Opportunity. He also gave a review of the phases of the project. He proposed that the 3 acres of land currently being used as a parking lot for the rodeo grounds be purchased by "Great Stock Company" They would like to offer \$375,000 for the 3 acres. The letter states that a certified check will be rendered after the requirements of the ordinance have been fulfilled. The ordinance referred to is Utah State Code 10-8-2 "sets forth the procedure for selling city-owned property, including conducting a public hearing that is duly noticed." The Great Stock Company would like to propose town houses on these 3 acres that would fit in with



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the “train theme” in the area. These town homes would be upscale and when not in use would be put on Airbnb. The money from the said property and the money from the GOP would give the money necessary to complete the new arena.

Mike Olsen stated he didn’t want to sale anything until the arena had already been moved. Monte Bona stated that was fine, we could finish the first phase of the arena for \$600,000. Then if the governing body would like they might come back and reconsider the sale of the 3 acres.

Mike Olsen stated that he would like to see a new Rec Center out there.

Monte Bona stated one thing the board might consider is if they develop the whole 5 acres, they will have to think about how they would come up with another \$300,000.

Justin Atkinson spoke regarding this a master plan, that doesn’t necessarily mean we have to follow the plan exactly. Justin also stated the board would have to come up with ideas on how they could fund a rec center as well.

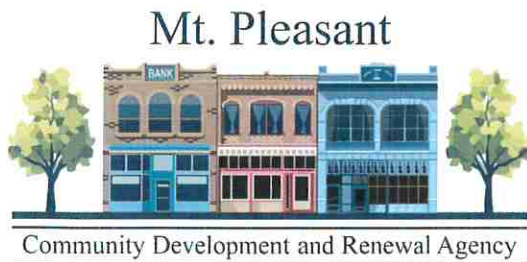
Mike Olsen also stated that the city has a couple of commercial businesses that would like to come here. His biggest fear is we are ruining all our commercial ground with multiple family dwellings.

Joyce Turner spoke and stated that in the Main Street meeting the county representative stated that quite a bit of transit tax comes through Mt. Pleasant from Airbnb. She also felt that the attractive space that these town homes would bring to Mt. Pleasant would bring excitement to the community. She also stated we should investigate a better place for a Rec Center to be.

Monte Bona also gave a letter that was sent out related to the bucking shoots. The hope is that the county would donate them but if not, there is a grant that will cover the shoots.

Street Scape Project- Monte Bona

Monte Bona also presented information on the Street Scape project. The new trees for Main Street should be here in the middle of May. The proposal is a \$30,000 deposit for material to continue. Monte stated that \$178,000 has already been paid by the CDRA for the playground equipment. He would like the \$178,000 to be refunded back to the CDRA from the city, then the CDRA would use that \$178,000 for the street scape project and the



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restrooms at the park. The other option would be the general fund would pay for street scape project.

There was a question regarding the grant money. Justin Atkinson stated that the original grant amount was \$288,000 with half match. The hope was to use some of the RAP tax money to help pay for some of the upgrades at the park.

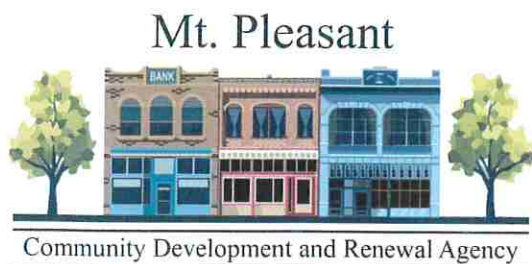
Paul Madsen asked if the money was available in the general fund to pay back the playground equipment. Finance Director Dave Oxman stated that several projects are in the works right now, wanted to wait and see the final costs before we transfer any money and that a decision doesn't need to be made at this point. Monte stated that the new trees will be here in the middle of May, and we need to go ahead to be able to proceed on the streetscape. Mike Olsen asked if we needed to get bids on the streetscape if it was to be paid out by the city instead of the CDRA. Monte said it was a team of people that came up with the decision. That included Paul Madsen, Colter Allen, Bridger Varga, and Garrett Crosby. Paul Madsen said they just negotiated with Garrett Crosby to operate as GC Landscapes to complete the project.

Colter Allen asked Monte Bona why we used RDA money to pay for the playground equipment if we had already promised the money for the street scape. Monte answered we had an invoice for the playground equipment that needed to be paid urgently so it was taken out of the CDRA. Mike Olsen stated that the CDRA has the same amount of money as the General Fund. Justin Atkinson said that the CDRA was planning on some of the RAP tax money to help fund the playground equipment.

Monte Bona stated the logical place that the money out of the CDRA should go to the street scape project rather than the park.

Justin Atkinson stated the complete project is more than we originally thought because we increased the playground equipment. Paul Madsen asked why we didn't use the grant money to pay for that playground equipment. Justin Atkinson responded that we do still need to come up with the match.

There was discussion on the application in for the RAP tax money, the application needed a more specific need listed on the application.



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Russell Keisel said that he was under the understanding that the RAP tax money was going to go to the park.

Mike Olsen asked Dave Oxman if the money was to be put back into the CDRA if it had to be on the City Council Agenda. Dave nodded in agreement. Monte Bona also agreed.

Mike Olsen stated that if the city is paying for the streetscape, then there would need to be bids.

Joyce Turner stated that it makes more sense to proceed with CDRA as the general contractor as they still have the trees coming and to keep the project going.

Mike Olsen said we must put some of this work out for bid or we are not following our own rules. Monte Bona responded that through the CDRA you can serve as your own contractor under the amount of \$299,000 and it doesn't have to be bid out.

Monte Bona confirmed that the CDRA board agrees to pay the \$30,000 to continue with the streetscape. The payback will need to be listed on the next city council agenda.

Russell Keisel asked Dave Oxman if he was ok with that. Dave stated he would prefer to wait until the end of the year to see where some of these projects end up.

Motion: To proceed with the CDRA taking care of the streetscape and later looking into the money being transferred back into the CDRA.

Action: To Approve, **moved by** Russell G. Keisel, **Seconded by** Paul C. Madsen.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3).

Yes: D. Lynn Beesley, Paul C. Madsen, Russell G. Keisel.

7. Parks Update- *Justin Atkinson*

The project is moving forward. Handed in some bids for the picnic tables. Would like to keep moving forward in the park. Justin is working with Mountainland to get a sprinkler system for the park. He would like to suggest that the RAP tax money should go to the park until the project is completed. He feels like everyone would benefit from a community project such as the park. Russell Keisel said the RAP tax committee will meet again in April 2024, Justin will make sure he has any revised information to Dave Oxman or Stephanie

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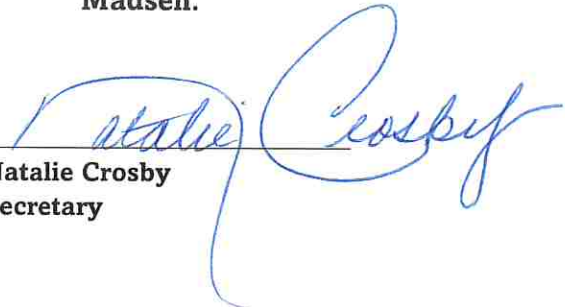
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Blain before April. Priorities are getting the picknick tables before summer hits. Thought spreading wood chips would be a good project for volunteers to do. The cost for the wood chips would be \$20,000-\$25,000. Justin said that he would be happy to do a work session on the park project to help go over the budget in detail.

Claudia Jarrett, an audience member, wanted to comment that she felt like she was in the opposite direction than Monte Bona, she feels like the best place to put money from CDRA is in the park.

Adjourn 6:56 pm

Motion: Action: Adjourn, moved by Russell G. Keisel, Seconded by Paul C. Madsen.


Natalie Crosby
Secretary