

REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday June 18, 2024



Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Paul Glover - Excused
Board Member Bonnie Billings
Board Member Dustin Gettel
Board Member Bryant Brown
Board Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Aaron McKnight, Deputy City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness, Communications Director; Glen Kennedy, Public Works Director; Kate Andrus, RDA Program Manager; Cody Hill, Economic Development Director; Wendelin Knobloch, Planning Director; Chief Randy Thomas, UPD; and Matt Pierce, IT Director.

Chair Stevenson called the meeting to order at 9:11 p.m.

I. GENERAL BUSINESS

A. Roll Call - Board Members Dustin Gettel, Bonnie Billings, Bryant Brown, and Heidi Robinson were present at roll call. Board Member Paul Glover was excused.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF May 7, 2024 and May 21, 2024

MOTION: Board Member Dustin Gettel **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown **Aye**
Board Member Dustin Gettel **Aye**
Board Member Paul Glover **Absent**
Board Member Bonnie Billings **Aye**
Board Member Heidi Robinson **Aye**

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2024-16RDA AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND MOUNTAIN STATES LIGHTING LLC FOR THE DESIGN AND CONSTRUCTION OF FESTIVAL LIGHTING ON MIDVALE MAIN

Kate Andrus said in March 2023, the Redevelopment Agency of Midvale City (RDA) received grant funding for festival lighting along Midvale Main through the Salt Lake County Tourism, Recreation, Culture and Convention (TRCC) Support Program. However, the originally contracted company, Le Monde Studios Inc., breached their agreement and could not complete the project.

The RDA then initiated an RFP process, resulting in the selection of Mountain States Lighting, a qualified firm with experience in both festival and street lighting. Mountain States Lighting not only possesses the expertise to complete the festival lighting project, but can also replace outdated streetlights along Midvale Main concurrently.

Key Terms of the Agreement with Mountain States Lighting:

- The design phase will be completed at no cost to the RDA. In exchange, the RDA agrees to purchase materials and products manufactured by Mountain States Lighting at agreed-upon prices.
- Mountain States Lighting will develop a lighting design plan for approval by the RDA. Upon approval, a formal amendment to the agreement outlining the project details will be executed.
- A fixed contract sum will be established before finalizing the design-build amendment. Mountain States Lighting cannot exceed this agreed-upon cost, which includes all materials, labor, and services for both the festival and street lighting.
- Mountain States Lighting will be solely responsible for construction methods, schedules, and quality control checks throughout the project.
- All work must be completed, and all project funds expended by December 31, 2024.
- Mountain States Lighting will receive progress payments based on project completion, not exceeding the agreed-upon contract sum.
- All work will comply with applicable laws and regulations.
- Mountain States Lighting warrants the quality of all materials and equipment used in the project.

FISCAL IMPACT:

The Design Build amendment will outline the final project cost, which will be presented to the RDA board for approval. The TRCC Support Program is contributing \$200,000 as a reimbursement grant towards this project. To date, the Redevelopment Agency of Midvale City has set aside \$187,700 within the Main Street CDA budget to fund this project. If

required, additional funding for the festival and streetlights will come from the RDA Budget and the Street Lights Fund.



Redevelopment Agency of Midvale City

Festival Lighting Design Build Agreement with Mountain States Lighting

Summary

- In March 2023, the Redevelopment Agency of Midvale City (RDA) received grant funding for festival lighting along Midvale Main through the (TRCC) Support Program.
- The originally contracted company, Le Monde Studios Inc., breached our agreement and could not complete the project.
- The RDA initiated an RFP process, resulting in the selection of Mountain States Lighting.
- Mountain States Lighting demonstrated the expertise needed to complete the festival lighting project AND replace the outdated and mismatched streetlights along Midvale Main.



Timeline

Design Process

- Currently taking place
- Final design due end of June
- Design Build Amendment approving the cost and complete design to be brought before RDA Board in July

Construction Begins

- Production of material to take place as soon plans are approved
- Road cuts and electrical work to begin in August
- Installation of new streetlights, catenary lights, and projection lights begin mid October

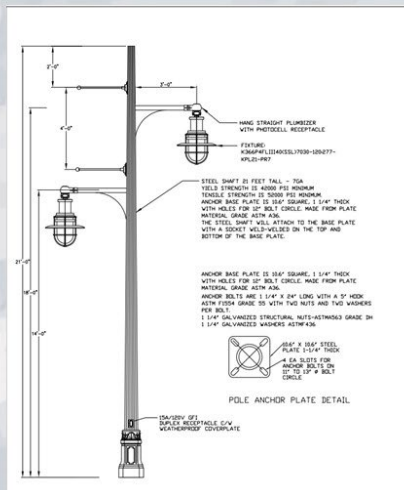
Project Complete

- Installation of lights will be completed by mid-November
- Removal of old streetlights to take place after the complete installation of new lights.

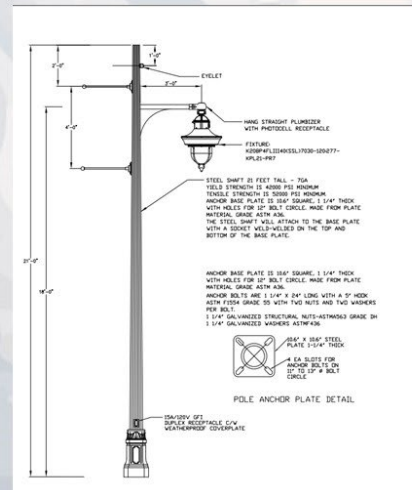
Streetlight Design

not final

New Town

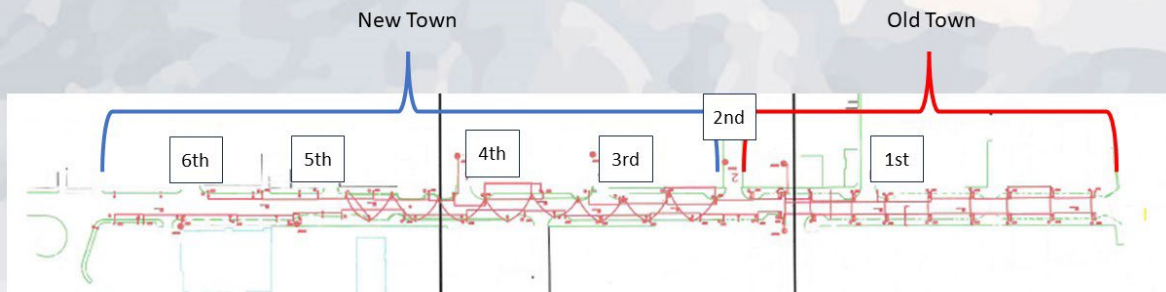


Old Town



Catenary Light Design

not final



Key Terms

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Fiscal Impact

The Design Build Amendment will outline the final project cost, which will be presented to the RDA Board for approval. The TRCC Support Program is contributing \$200,000 as a reimbursement grant towards this project. To date, the Redevelopment Agency of Midvale City has set aside \$187,700 within the Main Street CDA budget to fund this project. If required, additional funding for the festival and streetlights will come from the RDA Budget and the Streetlights Fund.

Board Member Heidi Robinson asked what will happen with the timeline if there are weather delays.

Kate Andrus said that Mountain States Lighting LLC works with the county streetlights, so they have experience working around weather concerns.

Board Member Bryant Brown said he liked the use of the flags and would like to see something like an arch welcoming the community to Midvale Main.

Kate Andrus said that an arch was part of the initial design recommendation.

Chair Marcus Stevenson asked if plugs are included on the poles and can speakers be added.

Kate Andrus said yes to adding plugs and speakers.

MOTION: Board Member Heidi Robinson **MOVED** to suspend the rules and pass Resolution No. 2024-16RDA Authorizing the Chief Administrative Officer to Enter into an Agreement between the Redevelopment Agency of Midvale City and Mountain States Lighting LLC for the Design and Construction of Festival Lighting on Midvale Main. The motion was **SECONDED** by Board Member Bryant Brown. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown Aye
Board Member Dustin Gettel Aye
Board Member Paul Glover Absent
Board Member Bonnie Billings Aye
Board Member Heidi Robinson Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Dustin Gettel **MOVED** to adjourn the meeting. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:22 p.m.



Rori L. Andreason, MMC
City Recorder



Approved this 16th day of July, 2024.