



MINUTES

Mount Pleasant CDRA

9 May 2023
6:00 p.m.
Regular Meeting

Executive Director: Monte Bona

Chairperson: Mike Olsen

Board Members: Paul Madsen, Lynn Beesley, Russell Keisel,
Rondy Black, and Sam Draper

Secretary: Jeanne M. Tejada

1. Welcome – *Chairperson*

Chairperson Olsen welcomed all to the Regular CDRA Meeting held May 9, 2023 at 6:00pm.

2. Roll Call – *Secretary*

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

Absent: Samuel Draper.

Personnel in Attendance: Jeanne Tejada (Recorder), Dave Oxman (Finance Director), Colter Allen (Public Works Superintendent)

Others in attendance: Heidi Kelso, Molly Brotherson, Dave Bradley, Shay Morrison, Jim Ketcham-Colwill, Nancy Ketcham-Colwill, Brody Swanson, Laura Lindsay, Jodie Lemon, Claudia Jarrett, Pam Stoker

3. Approval of Minutes – *Chairperson*

April 11, 2023, Regular CDRA Meeting held at 6:00pm.

Motion: Approve the minutes of the April 11, 2023, Regular CDRA Meeting held at 6:00pm.

Moved by Russell G. Keisel

Seconded by Rondy G. Black

Motion passed unanimously

4. Approval of Claims – *Chairperson*

Invoice Register dated 4/11/2023 to 5/08/2023 in the amount of \$49,989.19.

Motion: Approve

Moved by Paul C. Madsen

Seconded by Russell G. Keisel

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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



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5. Discussion/Action – *Chairperson*

Discussion/Action: Reuse Project

Sunrise withdrew and did not submit a bid.

J-U-B entered a bid of \$65,000. So, their bid will be accepted.

Motion: Approve accepting the bid from J-U-B Engineers for \$65,000 to move forward with the reuse study.

Moved by Russell G. Keisel,

Seconded by Paul C. Madsen.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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

***Monte Bona recognized Jim and Nancy Ketcham-Colwill, who applied for this reuse grant. They were in attendance at the meeting.**

6. Approval of Resolution – *Chairperson*

Approval of Resolution CDRA 2023-01 A Resolution Adopting the Tentative 2023-2024 Budget for the Community Development and Renewal Agency (CDRA).

Motion: Approve resolution CDRA 2023-01 A Resolution Adopting the Tentative 2023-2024 Budget for the Community Development and Renewal Agency (CDRA).

Moved by Russell G. Keisel

Seconded by Rondy G. Black.

Vote: Motion passed (**summary:** Yes = 3, No = 1, Abstain = 0).

Yes: Paul C. Madsen, Russell G. Keisel, Rondy G. Black.

No: D. Lynn Beesley, stated he had not had enough time to review the Tentative Budget.

7. CDRA Executive Director Report



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The executive committee met this morning. They will be discussing one thing here tonight, the park improvement grant. The main portion of the grant is \$576,000, and Main Street Committee is providing another \$188,806 for a total of \$764,806.

Justin Atkinson was invited forward to share information about the plan for the city park. (See Attachment A) A rough sketch was handed out to the CDRA Board, of what they are envisioning for the city park improvements.

Molly Brotherson and Heidi Kelso were also in attendance. They are on board to help with the city park. They feel the park has needed attention for quite some time. They want to have a master plan. They would like to continue with the railroad theme at the park. They have opened a Facebook page to help with improving the community. It is all positive. When asked what people wanted to see improved, the park was a common answer. Some time was turned over to the landscape architect, Dave Bradley.

There was a brief question and answer.

8. CDRA Chairperson Report

Nothing more to report.

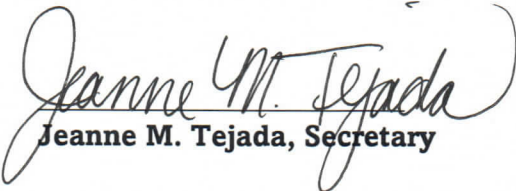
9. Adjourn 6:47pm

Motion: Approve adjourning the regular CDRA Meeting held May 9, 2023.

Moved by Paul C. Madsen

Seconded by Russell G. Keisel

Motion passed unanimously.


Jeanne M. Tejada, Secretary

ATTACHMENT A

MPNHA FY2023 STATEMENT OF WORK

October 1, 2022 – September 30, 2023

The MPNHA engages in interpretation, preservation, economic development, trails development, administration, planning, development, marketing/outreach, and education within five heritage area districts.

A. Subrecipient Projects

Subrecipient: Mt. Pleasant City Community Development and Renewal Agency

Mt. Pleasant Railroad Park Project

Total Project Cost: \$188806 Federal: \$94403 Matching Funds: \$94403

Pages 35-37 of the Management Plan outline the important role railroads played in the area's heritage. The historic Denver Rio-Grande Depot in Mt. Pleasant is highlighted as Figure 47 on page 36 of the Plan.

This project is being developed as a public/private partnership to emphasize our railroad heritage and thereby promote heritage tourism and recreation.

Project budget breakdown:

- **Railroad Engine**
Total Cost: \$34000 Federal: \$17000 Matching Funds: \$17000
- **Railroad Caboose**
Total Cost: \$20000 Federal: \$10000 Matching Funds: \$10000
- **Water Tower**
Total Cost: \$35000 Federal: \$17500 Matching Funds: \$17500
- **Train Depot and Monument Landscaping**
Total Cost: \$45000 Federal: \$22500 Matching Funds: \$22500
 - Landscaping 1.3 acres around the 1890s Train Depot and monuments: Chief Sanpitch, Native American woman and children.
- **Railroad theme materials**
Total Cost: \$54806 Federal: \$27403 Matching Funds: \$27403
 - Supporting Railroad equipment, signals, and railroad theme enhancement materials.

Subrecipient: Salina City

Salina CCC/POW Camp Rehab Project

Total Project Cost: \$60000 Federal: \$30000 Matching Funds: \$30000

The city will hire a contractor to re-roof some of the four structures and install new siding material on several walls where the material has failed or is in poor condition. The rolled roofing with wood battens that was installed a decade or so ago has not weathered well, so this time 30-year architectural-grade asphalt shingles will be installed. Likewise, the tar-paper sheathing and wood battens that were installed on some of the walls has not weathered well over the past decade, so Hardie Board siding (painted black to resemble tar paper) with battens will be used as the replacement material. This was used on some of the walls a decade or so ago and it has held up extremely well and conveys a very historically accurate look. While this complex is historically important, it is not eligible for National Register listing due to substantial new construction and other significant modifications to the camp layout.

Subrecipient: Redmond Town

Redmond Town Hall Rehab Project

Total Project Cost: \$74000

Federal: \$37000

Matching Funds: \$37000

The city will hire a contractor to make some substantial repairs and restoration work on the 1881/1890s structure. This will include the following: reroofing the original 1881 section, including repairing/replacing rafters as necessary and replacing the roof deck; making repairs to some sections of the walls on the 1881 section; repair, prep and repaint exterior woodwork on both sections, including the wood windows; install simple, non-obtrusive store windows to help protect the original windows and reduce energy costs; weatherize the bell tower so it doesn't leak; and replace the rain gutters and downspouts to direct rainwater and snowmelt away from the building. Section 106 consultation has been completed for this project and received SHPO approval.

Subrecipient: Sanpete County

Restoration of the Daughters of Utah Pioneers Manti Camp Pioneer Monument Project

Total Project Cost: \$7310

Federal: \$3655

Matching Funds: \$3655

Restoration of the Daughters of Utah Pioneers Manti Camp Pioneer Monument, built in 1938, located in the Heritage Gardens, west of the Manti Temple. Restoration may include: Replace bases of the pilasters, replace the plinths, resurface stones and repoint the missing mortar, replace 2 Voussoirs on the left side of the arch, resurface the keystone and patch a top stone corner, replace the springer with the Manti limestone, replace the right spandrel on the west corner, and wash the entire monument to remove the trace of pollution and black moss.

Subrecipient: Spring City

1916 Spring City Junior High Project

Total Project Cost: \$100000

Federal: \$50000

Matching Funds: \$50000

1916 Spring City Junior High School building thorough rehabilitation, including repairs and stabilization. The restrooms are not ADA compliant; the building has some subsidence in the southwest corner which is causing exterior brick deterioration, it has some foundation and soffit and fascia issues which cause leaking during high water levels due to weather, etc. Replace the windows with high-quality, energy efficient windows that would restore the facade to its original appearance.

This is a multi-phase project that will be developed over a three-year period. The budget for the total project is \$350,000.

The first phase is budgeted for \$100,000 to repair exterior brick that has deteriorated, stabilize the foundation, correct soffit, and fascia issues.

SHPO is currently underway.

Subrecipient: Moroni

Moroni Opera House Project

Total Project Cost: \$13732 Federal: \$6866 Matching Funds: \$6866

Historic Moroni Opera House- replace HVAC and add large security boulders out front to prevent vehicles that miss the turn from colliding with the historic building.

SHPO review as required.

Subrecipient: Casino Star Theatre

Casino Star Theatre Project

Total Project Cost: \$136853 Federal: \$45000 (FY22 \$15000) Matching Funds: \$91853

This project is being conducted in two phases. Phase I in FY22 granted \$15,000. This FY23 statement of Work grants \$45,000.

The budget for the restroom renovation of the historic theatre has changed since the FY22 grant was awarded. The current attached budget includes the expansion of restroom capacity and provides ADA access for patrons during large events, concerts, and major movie nights.

SHPO review as required.

Subrecipient: Sanpete County

Sanpete Recreation Infrastructure Projects

Total Project Cost: \$50000 Federal: \$25000 Matching Funds: \$25000

Proposed projects include:

Hiking & Biking Trails; OHV Routes/Recreational Roads; Trailheads; Trailside Restrooms, Recreation infrastructure, cultural survey; and Signage.

Subrecipient: Ephraim City

Ephraim Pioneer Park Peace Tree Project

Total Project Cost: \$79153 Federal: \$14576 Matching Funds: \$64577

Ephraim Pioneer Park Peace Tree- Construct a bronze statue of Antonga Blackhawk and Canute Peterson in honor of their initiation of a Peace Parley at the Juniper Tree on the grounds of the Ephraim City Pioneer Park.

Subrecipient: Mt. Pleasant City

Mt. Pleasant to Spring City Bike Path Project**Total Project Cost: \$1195000****Federal: \$45000****Matching Funds: \$1150000**

This is Phase II of a major non-motorized trail project sponsored by Mt. Pleasant City and including Spring City and Sanpete County as partners. The trail is being developed in compliance with a feasibility study conducted by Sunrise Engineering. UDOT paid for the study. The trail will connect Mt. Pleasant City to Spring City (both communities are on the National Register of Historic Places).

Subrecipient: Kanab City**Kanab Museum Project****Total Project Cost: \$44300****Federal: \$20000****Matching Funds: \$24300**

The purpose of this project is to help complete a renovation of the Kanab Museum. The Kanab Museum, located in a historic Public Library building, is currently undergoing a renovation project aimed at enhancing the preservation of its valuable collections. The project, which began in 2019, involved major interior renovations and the assessment and replacement of damaged museum cases. Despite significant progress being made by September 2021, the restoration was temporarily stopped due to difficulties in repairing the historical wood floors. However, with the help of a capital project grant awarded in November 2022, the project has resumed, and the primary focus is on completing the floor repairs and securing funding for new museum cases. The new cases will be instrumental in ensuring the preservation of the museum's collections by providing adequate protection from environmental factors, such as dust, humidity, and light, while also enhancing their presentation.

SHPO review as required.

Subrecipient: Kanab City**All-Women Town Council Monument Project****Total Project Cost: \$57000****Federal: \$28500****Matching Funds: \$28500**

The Kanab City Heritage and Historic Preservation Board is seeking funding on behalf of Kanab City to create an interpretive monument honoring the historic all-women town board who served from 1912-1914. This town board was the first all-female town council in the state of Utah and one of the earliest all-female elected municipal governments in the country. The proposed project involves designing, engineering, constructing, and installing a permanent monument on Kanab City property. The monument will serve as an educational and cultural resource, providing insight into the significant role of women in the area's development and the state of Utah. Funding support for this project will ensure the legacy of the Kanab all-women town board is remembered for future generations.

Subrecipient: North Star Video**Discover Road Project****Total Project Cost: \$60000****Federal: \$30000****Matching Funds: \$30000**

This is an on-going TV series that runs on four TV stations and is embedded on mormonpioneerheritage.org. The show is produced in conjunction with public television station KUEN and the Utah Education Network. Also includes a follow up book to our very successful "Legends, Lore and

Mt. Pleasant Main Street Committee Board Meeting Agenda
Date: Tuesday, May 9, 2023

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| 1. Welcome | Chairman Steve Clark |
| 2. Approval of Minutes - March 14, 2023 | Monte Bona |
| 3. Report on Main Street grant | Roger Roper |
| 4. Park Enhancement Project | Justin Atkinson
Heidi Kelso
Molly Brotherson |
| 5. Other Business | |
| 4. Adjourn | |

Mt. Pleasant Main Street Committee Board Meeting Minutes
Date: Tuesday, March 13, 2023

Main Street Committee members attending

Steve Clark

Paul Applegarth

Joyce Turner

Janiel Sego

Also in attendance

Monte Bona

Roger Roper

1. Chairman Steve Clark opened the meeting
2. Motion by Paul Applegarth, seconded by Joyce Turner to approve minutes from January meeting. Motion approved.
3. Monte reviewed the projects and programs from previous meeting.
4. Roger and Joyce Turner opened the discussion on guidelines for building signage, colors, etc. and the ordinance in place as it relates to the \$10,000 Utah Main Street Program planning grant that would address these issues. As the discussion ensued, it was noted that enforcement was a significant issue to consider and how to make the guideline meaningful. For example, what does "earth tones" mean? Are blue, white, black and green earth tones? Who would enforce and how? How much leeway should be given to building owners?
5. An in-depth discussion ensued to consider all the variables in the equation. I was agreed that the study should be comprehensive in analyzing all of the complexities.
6. Procedures and process were discussed relative to the grant. Should it be done in-house by Roger and Wasatch Academy, or should we reach out to an outside consultant? Both options were discussed, and it was noted that in-house might be more cost effective with Roger Roper taking the lead and involving Wasatch Academy students, or perhaps Brian Spencer.

7. Motion made by Joyce Spencer, seconded by Janiel Sego, to proceed with examining the merits of an in-house approach. Motion passed unanimously.
8. Roger Roper led a discussion on the decision to use the CLG grant (discussed in the January meeting) for upgrades to Craighead Humanities BuildingI at Wasatch Academy. This is a \$250,000 project. Using the CLG grant as a small part of the total demonstrates a commitment by the Main Street Committee to maintain the historical character of Wasatch Academy, which is located in the City's Historic Overlay Zone and listed on the National Register of Historic Places.
9. The Committee unanimously agreed to this commitment.
10. Roger noted that system upgrades—roofs, electrical , plumbing and similar projects would move through the SHPO process without delay, as compared to façade work on buildings. He noted that the later faced may obstacles in the review process. The Committee agreed that infrastructure work should be the focus.
11. Meeting Adjourned