

**Mt. Pleasant City Community Development and Renewal Agency**  
**MINUTES**  
**November 13, 2012**  
**7:00 P.M.**

The Mt. Pleasant City Community Development & Renewal Agency Board held a special meeting on November 13, 2012 at 7:00 P.M. The Meeting was held in the Council Chambers, 115 West Main, Mt. Pleasant, Utah.

1. Welcome  
Chairperson Bigler welcomed everyone to the meeting.
2. Roll Call  
Chairperson Sandra Bigler, Justin Atkinson, Monte Bona Director, Jeff McDonald, Coleen Oltrogge, Ann Deuel. Recorder Jon Woodard. Others present: Terri Young, Genial McDonald, Mary Murphy, Harry Hansen, Wendy Hutchins, Alex Holgreen, Wayne Holgreen, Robert Wakefield, Colton Christensen, Corey Shock, Donalyn Shock, Zane Pentz, R. Taylor, Maria Rea, Loyce Schuhmann, Eric Probasco.
3. Approval of Agenda Items  
Motion to approve the agenda as written: Ann. Seconded by Coleen. Question on the motion All Aye
4. Approval of Minutes.  
Jeff wants to know why Jon Woodard is the Director, and Dave Oxman is the Project Manager on the October 16<sup>th</sup> minutes. Monte explains the punctuation shows Monte is the Director, and Dave is the Project Manager. Dave is the Project Manager because we need someone to administer the coordination between the contractor, the CDBG, and HUD. The treasurer is a natural fit for this role because much of it involves managing the money for the project.  
Jeff questioned why there was an issue with the two bids. Monte explains a bid was emailed to the architect and Dave by Metro just before noon on October 16<sup>th</sup>. Neither noticed the email during the bid opening. Dave noticed the bid shortly after the meeting ended. We then approved the lower bid after the bid opening and gave MKW the chance to inspect the emailed bid. They declined, and accepted they were not the low bidder on the project.  
Jeff wanted to know how they can be expected to vote on the minutes if they were not there. Monte explains he has never seen an instance where the council came to a bid opening. Jon explains these minutes are a formality required by CDBG. Normally we would not have minutes associated with a bid opening.  
Jeff wants to know why the council and public were not invited. Jon explains the newspaper ads gave the details of the bidding process and procedure. Monte explains the bid opening time was included in the notice put in the newspaper and the council or anyone else could come if they wanted to.

Justin asks if we need to approve these minutes. Monte explains we do not need to approve these minutes. They are just to meet the CDBG requirements. Monte explains they were put in the council packets for informational purposes.

Jeff asks what will happen with the extra money over the bid amount that was approved by CDBG. Monte will explain this later as part of his report as Executive Director of the CDRA.

Jeff asks if Dave is getting paid. Monte explains the CDBG authorized \$5k. to be used to administer the project, and it was determined it would be best to use that money to pay Dave for his work on the project, much of which is done during non-work time.

Motion to approve the CDRA minutes dated October 9, 2012 as written: Coleen. Seconded by Ann. Question on the Motion. All Aye. (Jeff initially voted Nay, but it was explained to him the motion was only for the October 9 minutes, and he voted yea.)

5. Approval of Claims.

Jeff wants to know about the \$180 for Rusty Bench. Monte explains Rusty is the President of the Rodeo Committee, and he does cleaning and other services for the arena. This is for 1 month of Rusty's work.

Jeff wants to know about the \$150 for Ken Miller. Monte explains this was to do a deep cleaning of the arena in preparation for seasonal parties at the arena.

Jeff asks what the \$400 is fuel is for. Jon explains this is for the tractor that maintains the arena grounds.

Motion to approve the claims in the amount of \$4,718.92 for 10/4-11/7: Justin. Seconded by Coleen. Question on the Motion. Roll Call Vote. All Aye.

6. Executive Director's Report.

The Main Street Committee met this morning and discussed several items.

Coleen reported to the Main Street Committee on her preparations for this year's Christmas Program. It looks like we are going to have a great program this year, and Monte thanks Coleen for all she does to put this together.

There was a report on the progress of the Wasatch Block building project. They had to do one change order that cost about \$17k. This was for a structural engineer to review, modify and approve the plans for the building. On this project we are only required to meet gravity standards, not seismic standards. With this change order we will be in a position where Tracy, the building inspector, will be able to sign off on the plans. There will be two housing units upstairs, two housing units downstairs, and a commercial area towards the front of the building. This is a public private partnership with Dave Blackham.

Paul Applegarth reported on the \$500k. grant they got for the Liberal Hall building. It is going to look like it did in 1875 with a steeple. It will have an apartment upstairs, and a museum downstairs.

Wasatch applied for a \$3 million rural development loan to build a new administration building. Monte provided a recommendation to help them with their application.

We received a \$200k. donation from the Eccles to finish phase I of the arena project. This brings the total we have received from the Eccles towards the arena to \$305k.

The Main Street Committee also discussed the possibility of applying for another CDBG grant next year to develop more empty historic buildings on Main Street into apartments.

7. Chairperson's report.  
Chairperson Bigler had no report.
8. Adjourn: 7:22.

---

Jon Woodard - Secretary