

Minutes of The Price Redevelopment Agency
City Hall: Price, Utah
May 14, 2003, 7:15 p.m.

Present:

Chairman Joe L. Piccolo

Nick Tatton, Executive Director

Boardmembers:

Joanne Lessar

Betty P. Wheeler

Pat Larsen

Stephen L. Denison

Nick Sampinos

Richard Tatton

Gary Sonntag

Don G. Reaveley, Jr.

Keith Wight

Aleck Shilaos

1. MINUTES - April 23, 2003

MOTION. Boardmember Denison moved that the minutes of the April 23, 2003 meeting be approved as written. Motion seconded by Councilmember Wheeler and carried.

2. HERITAGE PARK RESTROOM PLUMBING - Contract Awarded

Gary Sonntag reported that three quotations were received to complete the plumbing work (labor only) on the Heritage Park restroom building. One was for \$1,870 from Miller Plumbing, another for \$3,280 from Delbert Thayn Construction, and a third for \$4,950 from O'Brien Plumbing & Heating, Inc.. After the quotations were received, Steve Carlson, a non-quoting contractor left a message on the voice mail of the Engineering Department indicating that he would donate his labor to install the plumbing fixtures. Mr. Carlson was later contacted and he confirmed the donation of his labor. After discussion regarding fairness to the contractors who bid on City projects, Chairman Piccolo encouraged staff to follow through with the bids and accept Mr. Carlson's offer at some other time, such as the fountain work, or other plumbing projects. **MOTION.** Boardmember Wheeler moved that the contract be awarded to Miller Plumbing. Motion seconded by Boardmember Reaveley and carried.

3. HERITAGE PARK RESTROOM ELECTRICAL - Contract Awarded

Gary Sonntag reported that two quotations were received to complete the electrical portion (labor only) for the Heritage Park Restroom. One was for \$2,560 from Pero Electric, Inc. and the other for \$832.45 from Chalet Construction Co., Inc. **MOTION.** Boardmember Tatton moved that the contract be awarded to Chalet Construction. Motion seconded by Councilmember Wheeler and carried..

4. CARBON/EMERY TELCOM - Clarification of Zoning Issue, Concept Approval

Francis Duzenack reported that the 40 X 40 lot size for Carbon/Emery Telcom is within limits for their project per the Land Development Code. The LDC does not have a minimum lot size for that particular zone. Because it is classified as Industrial, the LDC allows the lots to be sized whatever works for the project. Carbon/Emery Telcom plans to construct a cast iron equipment box to handle fibre optic equipment, etc. Nick Tatton presented a Commercial Revitalization Grant Application from Carbon/Emery Telcom for this project and recommended approval. **MOTION.** Boardmember Tatton moved that the project receive concept approval. Motion seconded by Boardmember Wheeler and carried.

5. AIRPORT MALL - Final Approval and Funding Authorization

Nick Tatton reported that the construction of the Airport Mall has been completed. Owner Rick Krompel has submitted receipts, which have been reviewed and approved. Because the tax increment for the East Price Redevelopment was not calculated for the full year, there are not

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sufficient funds for the full amount of this project. Mr. Tatton recommended funding half in this fiscal year and the other half in the next fiscal year. **MOTION.** Boardmember Wheeler moved that \$10,519.58 be paid for this current fiscal year. Motion seconded by Boardmember Tatton and carried.

6. MASONRY MASTERS - Acceptance of Funding

Nick Tatton reported that he received a letter from Masonry Masters accepting the funding that the Redevelopment Agency has allocated for his project along Airport Road.

7. EAST PRICE RDA FUNDING STATUS - Update

Nick Tatton reported that Carbon County has received most of the funds from the taxing entities for the East Price RDA, but they are still waiting for the Carbon School District. Once this has been paid, the County Treasurer will release the funds.

MOTION. Boardmember Tatton moved that the meeting adjourn and that the Council Meeting reconvene. Motion seconded by Boardmember Wheeler and carried.

Meeting adjourned at 7:47 p.m.

APPROVED:

ATTEST:

Joe L. Piccolo, Chairman

Joanne Lessar, Deputy Exec. Dir.