

# HISTORIC DOWNTOWN ECONOMIC COMMITTEE

9/2/21 5:30-6:30, COUNCIL CHAMBERS

**Board Members Present:** Chair Chris McCormick, Mark Baruffi, Jeff Corry, Maria Twitchell, Scott Phillips, Jennie Hendricks

**Excused:** Danny Stewart, Megan Anderson, Evan Vickers, Brent Drew, Donn Jersey

**Public Present:** none

**Minutes:** Onjulee Pittser

**Welcome:** Chris called the meeting to order.

**Pledge of Allegiance:** Jennie lead everyone in the pledge.

**Approval of Minutes:** Jeff said there was a problem with the minutes for last month. Both sides of 200 E. going north to 200 N. with the west side boundaries on the map. According to map it's just the west side. The map is different than motion. Let's clarify it's the west side from U-14 to 200 N. We probably better amend the motion to the minutes. The original motion was for both sides of the street on 200 E. on the boundaries of the map we agreed to. Scott motions to amend the original motion to include just being on the west side of 200 E. following the outline of the map we'd agreed on. Jennie stated if that's the motion and it's recorded incorrectly, we just need to amend the minutes. Chris said to amend the minutes to the west side of 200 E. from the original motion.

***Motion:** Scott motioned to approve the minutes after they have been amended; Jennie seconded; vote unanimous.*

**Public Agenda:** None present.

**Business Agenda:**

**(1) Trimming of Trees in Downtown** – Chris was contacted by Evan Vickers, and this has been a topic of discussion for a few years. The trees are growing and are starting to block signs, like the historical signs by Bulloch Drug. Evan wants to recommend we encourage the City Council to trim them back for the signs to be visible. Some trees are pretty ratty. The trees were trimmed on Center Street about a month ago. Scott suggested to have them trimmed professionally since we've worked a long time to get them. People love the ambiance, but we should be careful on how we do it. The lights would have to be pulled out. There was a concern about the height or the overall canopy. Obstructing signs is the big issue. We should look at the best time to do the pruning, maybe late fall or early spring. Wade Orme had said a while back that the trees are coming to end of their life cycles, and we should start replacing the trees in a systematic way. The trees are not appropriate, as the roots are lifting the sidewalks. Some cities put them in big planter boxes, and they can move them around. Scott stated that this is the 3<sup>rd</sup> species of trees we've planted because we were told the previous ones weren't the right ones. We would have to do it in phases. We need some info to reschedule the rotation or replacement of the trees, and a bid to trim and replace them. It was suggested that we need to bring the

head of parks and talk to him and get ideas so they can get a plan. Chris wanted to invite him to the meeting next month to give their input as he may have plans that we don't know about. *(Put on agenda for next month)*. We would like to have Megan reach out to parks and see if they want to come to the next meeting. We don't want to blindside them. The appearance at the base of the trees is not good. Scott has talked to parks about getting the weeds out and it hasn't happened yet. The city invested in tree grates to be placed at the base of the trees. They were ordered last March, but now they can't get any one to install them because they're custom fit. It would be pointless to replace the trees. Jennie likes the idea of a raised type thing, then they can easily be swapped out. We may need to rethink the whole system. It will be a multi-year project. Maria suggested to hire a landscape architect and provide a plan. Few communities have a solid line of trees. They mostly use planters and shrubs. Logan has it. That's what he wanted mimic. Does Cedar City have any local landscapers? They would need to be professional landscape architects, and there aren't any in Cedar City. They're pretty pricey. Roger Brooks talked to Chris about the different degrees of variation. This plan could address the issues on the angle parking on 100 W. We could landscape the pop outs, but they're more permanent. Anything on Center Street we'd have a landscape architect determine that. Do we move forward and recommend an architect to the City Council now? We need to talk to the park's director first, so we don't blindside them. Maybe some pruning, but when we start taking off the lights that's a big expense. We'll need to talk with Evan to see if it's width or height and which tree on which sign. Maybe do a walkthrough. We'll ask Megan to reach out to them and add it to the agenda for next month.

**(2) Committee Member Terms and Chair Nominations** – Chris stated his term will be up and we need to nominate a chair. Maybe we could extend the term for Chris. Scott can't because he is on City Council. Brent Drew was mentioned but he was not present. Mark stated that he is too busy.

***Motion:** Scott motioned to have Jennie Hendricks to serve as Chair and make recommendation to the Mayor; seconded by Maria; 5 members voted AYE; Jennie abstained.*

We may need to rethink Donn Jersey as a member. Jessica Kinsey has indicated that she would be interested in participating in this group. She's over the Beverly Center and would be a very good fit for this group. We could make a recommendation to the mayor. I think Donn would be ok with it.

***Motion:** Maria motioned to consider asking Donn to release himself and ask Jessica Kinsey to serve. Second by Jennie; all in favor for unanimous decision.*

All that are present agree to continue to serve another term.

**(3) CRA – RDA** – Danny presented the idea of the Historic Downtown CRA area to the RDA last night at City Council. He's not requesting a resolution, but he'd like to move forward with the creation of that area. Paul Bittmenn and Renon Savage said there doesn't need to be a vote to move forward to get the process going. Scott stated that the council indicated they wanted him to move forward, and he has to go to all the other entities and present the same information. This doesn't change property values. It's a tool that would companies, if they want to invest, an opportunity for tax incentives. And it doesn't change zoning.

#### **Other Business:**

***Main Street Program.*** In the minutes we want to do a letter for support. Chris is happy to do that. Chris asked if there is any information, they want to send to him, or anything drafted. Maria stated that there isn't any need for that at this point. The best route for her would be to sit down with Megan and put in the application to be designated as a Main Street program. This is not funding, just to be considered. There are some things we need

to have in place. We'll have to determine if there is a financial program in place for us as a Main Street long term; something City funded or money coming in. We qualify for a tier 2, which is a pretty good place to be. A lot of communities haven't started yet. They don't have a committee, so we're much further along. We have to provide them with reporting on an annual basis, commit to trainings and have a resolution with the city. The Main Street program would do the training. I'll gather what I can and get with Danny and Megan to put this in place. Scott stated that the Main Street program we can use our designs for Center. It's a downtown revitalization program. I talked to her about funding a staff person in terms of the grant and they said yes, based on trying to move something forward that meets the Main Street objectives. We can have a strong application and it will help us move things forward. I can work with Megan on the resolution and get it on the agenda. The letter we need, needs to come from Danny. It could be done in the next 30 days and on the agenda for next month.

**Sign on main street.** What's the hold up for getting the sign done on the center of Main Street? We ok'd the design a long time ago. Danny had to run it by the City Manager and Mayor, but he said he'd done that, and they'd agreed to it. I want it up for the summer, but that's not going to happen. The idea was to make it financially feasible for the existing design, we're just changing the artwork within the shape of the design. Danny has been very busy. Maria stated that maybe she can take this on for him and move forward, because she's working on the other signs in the downtown.

Scott stated that Don Boudreaux was going to see about getting permission on the east sign and south sign, because they're both state highway. Maria has ordered them. It's just a matter of where they're going to be placed. There's one by the visitor's center, the Beverly Center and one going on Center Street by 5<sup>th</sup> District Court and over by Ace Hardware. The historic district goes to 200 S. We're trying to decide where it's going to go. I'll follow up with Don and find out where that's at.

Scott ordered the signage for the parking garage on June 25<sup>th</sup>; they said it would be done in 10-days and we're still waiting for the product to come in and it's Sept. 3<sup>rd</sup>. It will say "free public parking". Kolob has the design and it's been approved. We were going to try and take it out of last year's fiscal budget, but that's not happening. It will be on the building above the driveways. There will be 3 of them: one by the Heritage Theater, one by the rock church, and one on the front side behind Cardon Shoes and they're big.

They're closing Center Street on Sunday for a big dinner on Center Street. I think Center can become our go to place for celebrations, so we don't have to close Main Street. It's part of the wine festival. It's called the Grand Dinner on Center. Legacy wants to do the same thing in November for the off-road bike race. It's Scott's nephew, and he's got 400 racers coming here. These people come from Arizona, California, Utah and Nevada. They want to bring cars and put them in the middle of the road. They want the restaurants to stay open. It's the first week in November.

**Owner of lighthouse.** Mark Baruffi reached out to the owners of the lighthouse in the Providence Center. It's owned by the children's pediatric people. They inherited it and bought it with the property. According to Laurie Scholzen, there's no great feelings towards the City regarding it. She may have reached out to them in the past to help out with some of that. She is open to discussing the numbers and what it would take to paint it. It's expensive to redo that, and I see her point. I asked if she could sell that back to the City or lease it back. She is open to possibly leasing it to an organization. Scott stated that the City never owned it. It was done by the developer, Tom Pugh. If Brent was here he'd tell you their side of the story. He asked to buy it back. And they wouldn't sell it, because they were unsure if he'd take care of it. He was willing to take it back and paint it. Maybe enough time has passed where we could bring it back together. The City has no interest in leasing, owning, or taking care of it. We need to do something with it. It's zoned as a sign. It may help Maria and the

tourism bureau. Maria asked if she had an estimate on it. Five years ago, it was about \$25,000 to paint it. They thought about having it stuccoed or something to make it easier to maintain. Tom Pugh owned it when it was lighted up at night. He wanted it back 2 years ago, but I'm not sure if he does now. Jeff Corry asked if they are willing to sell it. They're open to a creative way to lease or some maintenance agreement through a lease. I asked her to send numbers if there's a land lease. They have a gravel space too and they want to put a building there. We need to figure out how we can get it turned back on. Chris has talked to some people and taken calls on the flagpole between Wal-Mart and Home Depot. It's also owned by Tom Pugh. They've had a number of offers to buy it, they haven't sold it and they're not keeping a flag on it. A lot of people are upset that they aren't keeping a flag on it. There's a great big pole with no flag. Scott's understanding is that Tom is completely out of that development. Chris put someone in touch with Tom who wanted to buy it, and that person said he wanted too much money for it. Maria stated that we need to have a conversation about the lighthouse. It's the busiest entrance into the community and this is the impression that we're giving. It's iconic. There may be ways to make it not look odd. The gal with the architect stuff may come up with an idea. Just put Cedar City instead of Providence down the side and let people know what town they're in. I think it needs to be addressed even though it's not a downtown business. If it's an agreement or a go fund me created and if enough of the community is fed up with it, whatever. We don't want to bully her into doing something. It's an odd impression to our visitors. It could be an attraction. The original plan was to have a pirate themed restaurant there. Maria said she would think about it. Scott said it would be good to have it say Cedar City. It would be some painting and a light bulb. Then you would need to consider the power bill, utilities, and upkeep of the structure. Maria suggested to look into solar options. We need to make sure it doesn't interfere with our air service. Maria asked if we had to have an entrance sign would the lighthouse work? Take the Providence off and put Cedar City it would work. Maria stated that we'd have to do some fundraising if they would allow us to and see if we can't get them to meet. Chris suggested maybe a joint partnership with the community and maintain it from there on. We'll reach out to Brent and set up a meeting.

The meeting was adjourned at 6:19 p.m.

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Onjulee Pittser  
Executive Assistant