



**Banks Economic Development Commission
July 7, 2021
MEETING MINUTES**

CALL TO ORDER: Economic Development Commission Chair Will Moore called the meeting to order at 6:37 PM.

ROLL CALL:

Present were Marsha Kirk, Rich Weitzel, Will Moore, Kim Post, and Clint Jackson.

Absent: Peter Edison, Trevor Beard, Margaret Holland, and Doug Ableman.

Staff present: City Manager Jolynn Becker & City Planner Lauren Scot

Chair Moore stated the following items would be added to the Round Table discussion: Banks Sign Update and discussion on a booth at the barbeque.

APPROVAL OF MINUTES:

1. Approval of June 2, 2021 minutes.

Clint Jackson made a motion to approve the minutes from the June 2, 2021, meeting as presented. Kim Post] seconded, and the motion passed unanimously.

PRESENTATIONS - None

BUSINESS AGENDA

2. **Business Outreach Update:** Ms. Becker updated the Commission on Staff's efforts to gather input from businesses since the last meeting. Only nine out of 20 businesses responded, so she asked if the Commission wanted to give businesses another month to respond. The consensus was to move forward with the responses received to date. Ms. Becker said she would send a summary of the responses to Commissioners via email.
3. **Community Center/Plaza Update:** Chair Moore provided Commissioners with details of Ms. Becker's conversation with Washington County Visitor's Association about typical steps taken to publish a request for proposal (RFP) on where the plaza should be located. Based on that conversation, he recommended Leland do an assessment of the two locations currently being considered and recommend a third location. If the City allows a contract to be awarded to Leland without going through the RFP process, Ms. Becker would have Leland do the work. He believed that avoiding the RFP process would speed up the timeline quite a bit.
Ms. Becker described the scope of work that would be included in the contract and noted that Leland had also done the City's economic study.

Commissioners briefly discussed Chair Moore's suggestion to hire Leland. The consensus was to request a quote from Leland and recommend that the City Council approve a contract. Ms. Becker noted she would have to make sure that public contracting rules were followed before proceeding. She would email the quote to Commissioners as soon as Staff received it.

ROUND TABLE:

4. **Banks Sign Update:** Mr. Jackson updated the Commission on the manufacturing and installation of the sign. He was not sure how long it would take to carve the sign by hand, so he would ask the manufacturer

when it would be ready for installation. Ms. Becker provided details of the landscaping that the City planned to do around the sign. She would present the landscaping plan to the Commission at its next meeting.

5. **Discussion on a booth at the Banks Barbeque:** Chair Moore suggested the City and the EDC have a booth at the barbeque to educate the community about the projects the Commission is working on. The Commission briefly discussed the pros and cons. Sharing information could be helpful, but people might see the booth as an opportunity to express grievances, particularly from people who do not live in Banks. Commissioners and Staff shared ideas for other options to engage with citizens to educate. Ultimately, the consensus was to have a booth at the Movies in the Park event because the event is well attended, and most attendees are citizens. Commissioners talked about which projects should be featured at the booth, the need to be prepared to answer questions, and who should be at the booth.

Ms. Becker listed the information, announcements, and project updates that the City regularly posted on Facebook and noted that she could add any information that the EDC wanted to share with the public. Information could also be added to the City's website.

Chair Moore stated he had received quite a bit of feedback that the Sign Codes were too limiting. Ms. Kirk explained that the Code was updated about four years ago per the 2037 Plan. However, she agreed the Code was not pro-business, particularly since the pandemic. Staff shared details about the most recent updates that were made to the Sign Code.

Ms. Becker suggested the booth be set up at the Movies in the Park events from 7:00 pm to 8:00 pm so that Commissioners could engage with people prior to the movies starting at dusk. She would ask if the Mayor is available to work at the booth. Commissioners briefly shared ideas for materials that should be made available at the booth. Mr. Weitzel volunteered to work the booth at the movie event scheduled for August 6th.

Ms. Becker briefly updated on the Façade Improvement project, noting the hardware store was waiting on its contractor to get started on its project.

Ms. Becker asked if the guest in attendance had any questions for the EDC.

Elaine Goldman stated she was concerned about the development, which seemed more advanced than people understood. She was unclear about what was going on and asked for some clarity.

Ms. Becker responded that currently, there was no development because of the water moratorium. However, one developer did have a water source, so the City Council would be reviewing a proposal to see if it was possible to lift the moratorium. She believed the Council's discussion would last several months. The west side also has a proposal to bring water into the city, but the Council would need to review their developer agreement. If that proposal was approved, nothing would happen until next year. She had no knowledge of what was happening on the east side. There had been talks between a developer and Quail Valley, but she did not know what became of those discussions because the City had not received any development applications. The east side would have to bring in additional water sources and the City has identified two well sites on that side of town.

Ms. Goldman stated she was also concerned that the people in her area of the county were not represented in Banks' meetings. Most of the people in her area come into Banks and have a Banks address. She understood they were not part of the city. However, if hundreds or thousands of units are going to be built down the street from her, the city should understand that could be a concern and that she might want to weigh in on the development, but she has no voice at the table.

Ms. Becker believed the developer planned to build about 170 homes; however, no concept plan had been submitted to the City.

Mr. Weitzel noted that Banks residents do not have any say on houses built outside of city limits.

Chair Moore added that Banks events and meetings were open to the public. Anyone could be added to the City's mailing list or contact Staff with questions.

Ms. Goldman stated that she preferred the documents to be written in layman's terms because she had spent quite a bit of time trying to figure out what the documents were saying.

Ms. Becker offered to answer any questions that Ms. Goldman had about any of the City's documents.

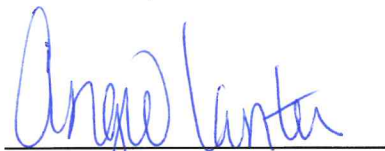
Ms. Kirk added that Washington County had 15 community participation organization (CPO) groups throughout the county. However, the CPO for the Banks area has been inactive for 15 years. She encouraged Ms. Goldman to revive the CPO. Information about the CPO program was available on the County's website.

Ms. Becker provided the Commission with an update on the water transmission line work on Sellers Road. She noted that at the next City Council meeting, an engineer would give a presentation on work done to date, work that was ongoing, and work that was still pending. She understood the project was still on schedule.

Ms. Kirk recommended the EDC have an information table at the barbeque and staff the table for a few hours each day. Chair Moore volunteered to staff the table for one rotation.

ADJOURNMENT: The meeting adjourned at 7:41 pm. Next Regular Meeting will be held on Wednesday, August 7, 2021, at 6:30 pm.

Submitted by:



Angie Lanter – City Recorder