



**Banks Economic Development Commission
October 6, 2021
MEETING MINUTES**

CALL TO ORDER Economic Development Commission Chair Will Moore called the meeting to order at 6:30 PM.

ROLL CALL

Present were: Rich Weitzel, Will Moore, Doug Ableman, Clint Jackson, and Marsha Kirk. Margaret Holland came in later.

Absent: Kim Post

Staff present: City Manager Jolynn Becker; Sam Brookham Leland Consulting Group

APPROVAL OF MINUTES:

1. Approval of August 4, 2021, minutes.

Rich Weitzel made a motion to approve the minutes from the August 4, 2021, meeting as presented. Clint Jackson seconded, and the motion passed unanimously.

PRESENTATIONS - None

BUSINESS AGENDA

2. **Business Outreach Update:** Jolynn Becker said the Agenda Packet included all the comments from businesses, a summary of those comments showing which goals they correspond to, and a prioritized task list. She would publish the materials on the City's website.
3. **Community Center/Plaza Update:** Chair Moore stated he had sent out some information prior to the meeting and confirmed there were no comments or questions about it. He did not believe that the proposal included the scope of work that the Commission wanted and that a lot of the proposed work had already been done. He believed the Commission should discuss how to prioritize the selection of a potential site for the plaza so that the scope of work could be defined.

Sam Brookham explained that the criteria for site selection could be informally agreed upon internally by the Commission or the criteria could be weighted and made part of the formal site selection process.

Commissioners and Staff discussed the purpose of the plaza and shared ideas about how the plaza could be used. Once the main purpose had been agreed upon, the plaza's uses could help inform the site selection process and criteria for choosing an appropriate site. The space would dictate what could be put there. The purpose and use would also impact project funding. Marsha Kirk noted that the 2037 Plan stated the plaza would have retail on the ground floor, residences above the ground floor, City Hall, a multi-use parking area, and would be located to the north where it would serve as a thoroughfare to the new west side. Putting the plaza to the south near the schools would require an entirely different set of site selection criteria. The consensus among Commissioners was that the 2037 Plan identified the most appropriate uses for a plaza.

The Commission and Staff briefly discussed the estimated project costs included in the proposal. Sam Brookham confirmed that the original proposal estimated costs for architectural renderings, engaging a cost estimator, a developer RFQ, hiring a consultant and other work needed to implement the project. Estimated costs for Phase 1 were \$15,000 to determine what could be done with the different sites.

Chair Moore did not believe the proposed public engagement process was necessary because that work had already been done. Sam Brookham confirmed that could be removed from the proposal but advised that working with stakeholders to identify funding sources was important. Additionally, he would need to meet with City Staff to determine priorities for the sites that the city was already considering. He confirmed that he would revise the proposal based on Commissioner's comments made during this discussion. In the meantime, Commissioners could forward any additional input to Staff, and he would work with Staff to revise the proposal accordingly.

Rich Weitzel requested that Sam Brookham use plain language and accurate phrases in the proposal to demonstrate that he understood the community. He also requested that Staff provide the Leland Consulting Group with a copy of the Vision Plan.

Ms. Kirk recommended that the City Council prioritize the site selection criteria for the plaza site. Chair Moore said he was concerned that the Council's priorities would be too far from reality. The Commission's study would provide support for the pros and cons, which the Commission could base their recommendation to City Council on.

ROUND TABLE:

Chair Moore asked for an update on the water project. Ms. Becker stated the water transmission line would be complete by the end of November. She provided details about the work currently being done on Sellers and Cedar Canyon Rds. She hoped that once the project was complete, water loss would be down to zero. Staff planned to start doing water loss readings once a month to get more accurate data. She believed the moratorium would be lifted in March and then the city would determine how much water could be allocated to new developments. She estimated about 200 new homes would be built, but there could be more. New water sources had been identified above the sand filter and the city was working to get them up and running.

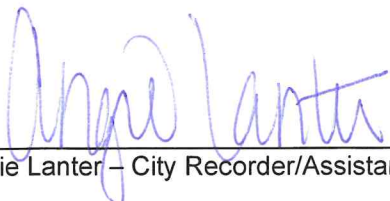
Chair Moore requested an update on the status of the golf course ownership. Ms. Becker noted that a City Council work session has been scheduled for Tuesday to review the background and status of the golf course and next steps. The golf course had a new developer, who has 150 days to opt out of their agreement.

Chair Moore asked what developers could be referred for the west side project. Ms. Becker suggested he recommend Bob Bobosky. Rich Weitzel said Mr. Bobosky had confirmed that a new developer had taken on the project. Chair Moore said he had heard the city had denied a request by the developer, which held up the developer's commitment. Ms. Becker explained that the developer wanted the City to wait 10 to 20 years to receive water rights to Dairy Creek and has put a hold on signing their Developer Agreement with the City. She answered questions from Commissioners about the City's potential water rights to Dairy Creek and outlined the costs involved.

Ms. Becker reported that the City Council was lowering the Commission's maximum membership from 19 to nine members. She also reported that the entryway sign was installed, and landscaping would be completed by the end of the month. Additionally, parking on Main Street would be prohibited during school pickup, starting next week. The city planned to reroute traffic around the park by closing Trellis Way for 45 minutes. She also provided an update on the Banks Rd intersection. The 60 percent plan was almost done, and it would take 12 months to acquire property. Bidding would begin summer or fall of 2022. City Council approved Traffic Improvement Funds to hire a consultant to draft plans for additional parking at the Salmonberry Trailhead. The project will be a partnership between the city, Parks, the State, and Washington County. The construction cost was estimated to be \$1.5 million. A flashing crossing light would be installed in front of the school district office. The city and school district have applied for a Safe Routes to School grant to create a plan to improve traffic during the school year.

ADJOURNMENT: The meeting adjourned at 7:48 pm.

Submitted by:



Angie Lanter – City Recorder/Assistant City Manager