



**Banks Economic Development Commission
November 3, 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: Will Moore, Kim Post, Clint Jackson, Marsha Kirk, Margaret Holland, and Doug Ableman.

Staff present: City Manager Jolynn Becker.

APPROVAL OF MINUTES:

1. Approval of October 6, 2021, minutes.

Doug Ableman made a motion to approve the minutes from the October 6, 2021, meeting as presented. Clint Jackson seconded, and the motion passed

PRESENTATIONS - None

BUSINESS AGENDA

2. **Community Center/Plaza Update:** A copy of the proposal from The Leland Consulting Group was included in the agenda packet. Chair Moore stated the proposal was not what he had hoped for, but it covered the goals, so he was okay with it. He also believed the price seemed reasonable. Clint Jackson agreed the proposal was good. Kim Post said she liked the idea of considering several potential sites.

Commissioners discussed potential sites for the project, noting the pros and cons of each site. They also discussed what amenities and uses should be included in a community center/plaza. The features of each site would accommodate or restrict certain uses or amenities. A site zoned industrial could have offices and a civic center but might not be the best location for lodging.

Staff briefly reviewed concept details in the 2037 Plan for a community center/plaza. Commissioners discussed the possibility of partnering with the school district or a senior center for a general use facility.

City Manager Becker noted that if the EDC wanted to move forward with this proposal, she would need to find funding and figure out how to get approval to spend the money. This project could be funded by the Urban Renewal Agency or the General Fund.

Clint Jackson moved that to recommend that the City Council accept the proposal by The Leland Consulting Group for the Community Center Evaluation and fund the project. Kim Post seconded the motion and the motion passed unanimously.

ROUND TABLE:

City Manager Becker provided updates on several City projects.

- Work on the water project was just completed on Cedar Canyon Road and all of the water was coming from the new line. The cleanup work was currently being done. The city had additional funding, so Staff was looking at other related projects. Most of the water feeding the city was coming from the springs on Sellers Road and the wells were being used very rarely.
- Landscaping at the entry way sign was completed last week.

- The city was looking a new project for next summer to do the final water looping and some road and sidewalk improvements on Wilkes Street, and road improvements on Depot and Woodman. The city already had funding for those projects and the engineers were already working on them. Bids would be collected in the spring. Staff was also updating the capital improvement project list in the master plans.
- The school district was participating in a Safe Routes to School study.
- Traffic related to school drop off and pick up on Main Street was diverted around the park and went very smoothly. She had received several positive comments about the new route.
- One façade project was complete. Banks Hardware was waiting on their contractor to finish the work. The work must be complete by June 30, 2022. Two other façade projects had already received funds from the City.
- Quail Valley presented at a City Council work session on why they were considering selling the golf course. Quail Valley did not believe the golf course would make money in the future and they owned other acreage that could be developed. The Holt Group has an option to purchase the golf course with 150 days to complete their due diligence.

Chair Moore reported that the east side development was waiting to see what the output of the new pipeline would be. If the capacity is adequate, the City might feel comfortable going forward with something the developer would consider. If the development does not happen, there are other options. He also suggested the Commission discuss the economic potential of Quail Valley at a future meeting.

Marsha Kirk reported that City Manager Becker had started figuring out how to get more parking at the Banks Salmonberry Trailhead.

ADJOURNMENT: The meeting adjourned at 7:12 pm.

Submitted by:



Angie Lanter – City Recorder/Assistant City Manager