



**Banks Economic Development Commission
March 2, 2022
MEETING MINUTES**

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

ROLL CALL

Present were: Kim Post, Clint Jackson, Margaret Holland, Rich Weitzel, Will Moore, and Peter Edison.

Absent: Doug Ableman.

Staff present: City Manager Jolynn Becker and City Planner Lauren Scott.

APPROVAL OF MINUTES:

1. Approval of February 2, 2022, minutes.

Margaret Holland made a motion to approve the minutes from the February 2, 2022, meeting as presented. Clint Jackson seconded, and the motion passed unanimously.

PRESENTATIONS - None

BUSINESS AGENDA

2. **Community Center/Plaza Project Update** – Sam Brookham and Brian Vanneman with Leland Consulting Group gave a PowerPoint presentation that included an overview of prior discussions about priority features and uses for a community center/plaza, case studies, anticipated costs, and detailed location evaluations. They explained the methods used to collect data and draw conclusions, listed pros and cons of all options provided, and recommended next steps.

After the presentation, Mr. Brookham and Mr. Vanneman answered questions and responded to comments from Commissioners with the following key comments:

- The 11-acre industrial site was discussed. Chair Moore believed nearby residential property owners would be willing to sell their properties to the City, and it would be ideal to buy the corner property because it had frontage on Main Street. The consultants recommended working with industrial site owners instead. Residential property would difficult and expensive to obtain and rezoning would be necessary.
 - City Manager Becker noted that a zoning swap might be possible if property owners were willing. She also noted the Planning Commission was already considering options to rezone Main Street from residential to a zone that would allow mixed uses.
- The site identified in the presentation as Site 5 was discussed. Kim Post was concerned that residents would feel it was built for visitors and not the community because it is the near the trailhead and on the opposite side of town from the residential area. She recognized that residential was shifting towards that part of town but believed a community center should be centrally located.
 - The County GIS showed the property was owned by the railroad, but City records showed different ownership. City Manager Becker said she would verify who owned the site.
 - Parking in the area was already a nightmare because of the bicyclists. However, parking was included in the proposed site plan. Commissioners briefly discussed the pros and cons of using trailhead parking as event overflow parking and vice versa.
- The Cop's Towing site was discussed. The site had a significant drop off on the west, which could provide great views. Commissioners shared ideas for making use of the upper and lower portions of the property.

- Any buyer of the property would be required to do a Phase 1 environmental assessment on the site. However, since the assessment is a desktop analysis that does not require site visits, the assessment could be done without the current owner's permission. City Manager Becker noted that funding was available for a Phase 2 assessment.
- Estimated building costs were discussed. Construction type, square footage and parking requirements would be the same for both a one- and two-story building. The consultants recommended an event center with high ceilings, which would be the height of a two-story building. It would be difficult to fit the program the Commission wanted into two and three stories because more stories generate more parking demand. Additionally, civic buildings are much more expensive to build than commercial buildings.
- The consultants noted that while four good sites had been identified, a Request for Expression of Interest (RFEI) and engaging with property owners could help the City determine which sites were actually realistic possibilities. Additionally, an RFEI could result in some creative development concepts. Chair Moore stated he would reach out to the property owners.
- The industrial site near the racetrack was discussed. Zoning, site design, and noise pollution would be the biggest issues with the site. Putting a building on the north side where the new road comes in would be ideal because it would allow visibility to the west and would be connected to the north via the new development. The site was currently on the market for \$2.4 million, which seemed to be a reasonable price. Additionally, it was unlikely that this area would ever be developed with heavy industrial uses because there was no access to highway frontage or rail.

The consensus among the Commission was to continue pursuing the five sites recommended by the consultants, as well as an RFEI. The consultants confirmed they would be making the same presentation to the City Council on March 8th and would then move forward on next steps. City Manager Becker confirmed she would send a copy of the presentation to the Commissioners.

3. **2022-2023 Façade Program:** City Manager Becker provided a brief review the Façade Improvement Program. A copy of the 2021-2022 program materials were included in the agenda packet. She asked if the Commission wanted to make any changes to the program for the 2022-2023 fiscal year. She believed the program funding would be approved, noting that the budget meeting would be held the first week of May.

Commissioners discussed the previous year's applicants and projects. Perhaps more advance notice of the program would make it possible for more businesses to apply. And perhaps a larger grant amount would result in more projects completed.

Chair Moore directed Staff to publish notice of next year's program in this month's newsletter. He believed businesses needed more advance notice than last year and that three months to submit an application was not enough time. City Manager shared details about the budget process for the urban growth boundary and advised against publicizing the program until after the budget was approved. Chair Moore instructed City Manager Becker to advertise the program immediately even though funding might not get approved or the amount approved might be different. Commissioners suggested using language indicating there was a possibility the program might get refunded.

Commissioners discussed whether increasing the grant amount would be beneficial. Of the \$25,000 budgeted for the grants, \$8,000 would still remain at the end of the fiscal year. The Commission could request that another \$25,000 be added to the remaining balance for the next fiscal year.

City Manager Becker asked if business owners should be allowed two years to spend the money instead of just one. Chair Moore replied that should be discussed at the next meeting.

ROUND TABLE:

Rich Weitzel reported that County Commissioner Willey would be attending the Banks Chamber of Commerce meeting on March 3rd at 12:30 pm at the fire department.

Jolynn Becker reported on the following:

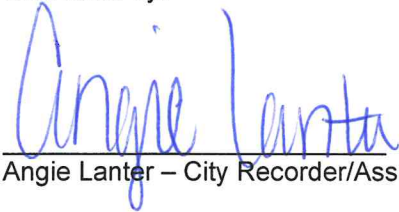
- **Broadband Infrastructure** – The County was looking for a consultant to evaluate the urban and rural areas, focusing on equal coverage throughout the county and the ability for infrastructure to be used by a variety of providers. The County was also pursuing funding from the American Rescue Act. Broadband infrastructure is the priority for the City's work plan for the next year, and the City would be hiring its own consultant.

- Water Transmission Lines – The transmission lines are complete, and the monitoring meters should be complete in March or April. She believed the City had seen a significant savings. The wells were not running as much as they had been previously, which meant water is being stored in the aquifer for use in the summer. Specific numbers would be made available in the summer. The moratorium would likely be replaced with a resolution that limits the availability water to very small developments. Larger developments would still need to provide their own water for the time being.
- Plan Updates - The Council was considering recommendations to rewrite the Parks Master Plans to incorporate the entire city and include requirements for new development. The Council was also considering incorporating the Bike and Pedestrian Master Plan into the Transportation Plan. The Water Master Plan could be completed by the end of September, and it would include all of the new water studies, as well as requirements necessary to support new development. The Emergency Response Plan was created in coordination with the school district and fire department and identified areas of deficiency. Once adopted by the City, community outreach would be done in August and September. For some of the plans, the City would collect public input online, at a Planning Commission meeting, and/or at a City Council meeting. All plans should be complete by the end of the calendar year.

Clint Jackson said he hoped the City made the right decision by replacing the water transmission line. He also hoped the engineers for the new development understood the lease because their proposal included an option. If the City now tells the public something different, he hoped the end result would be the same as what the City originally stated. Pete Edison agreed but noted that the line needed to be replaced regardless of any new developments because it was failing. City Manager Becker added that if the City is able to go through the summer without doing any curtailment, then the City had done its job.

ADJOURNMENT: The meeting adjourned at 8:41 pm.

Submitted by:



Angie Lanter – City Recorder/Assistant City Manager