

MINUTES OF THE SPECIAL COUNCIL MEETING

October 28, 2021

The meeting was called to order by Mayor Pro-Tem Terry Douglas at 6:00 p.m.

A roll call of the Council resulted as follows:

Terry Douglas
Ron Mercado
Sid Armstrong
Dennis Norris
Ron Delcamp
Anna Moody

Officers present were:

City Clerk /Treasurer Nila Jurkovich
Public Works Superintendent Craig Lewis

Also present was Jeremy Grimm from Whiskey Rock Planning, Andy Helkey DEQ and Jerry Cobb Special Project Coordinator.

Present By Zoom: Nancy Mabile of Panhandle Area Council, Colleen Rosson from Silver Valley Economic Development Corporation, Derek Forseth from Alta Science & Engineering, and arriving at 6:05 Planning Consultant Collin Coles

Absent: Mayor Mac Pooler and Project Manager Rod Plank

Councilmember Moody led the Pledge of Allegiance.

GOVERNMENT GULCH PRESENTATION

Mr. Jeremy Grimm from Whiskey Rock Planning presented Task 7 Final Report entitled "Government Gulch Redevelopment Analysis" dated October, 2021 to the Council and the Advisory Committee.

The Advisory Committee consists of: Mayor Mac Pooler, Jerry Cobb, Rod Plank, Craig Lewis, Andy Helkey, Nancy Mabile, Derek Forseth and Colleen Rosson.

The purpose of this report is to further the understanding of the specialization and attributes of the regional industry and labor market in and around Kellogg and to determine a preferred recommendation for future land use activity and development strategy for several parcels of land informally known as the Government Gulch Parcels. Parcels are owned by the Idaho Department of Environmental Quality, (DEQ). The final report focuses on the +/- 15 acre remediated bench area of Government Gulch and the +/- 35 acre in the slag pile area (SPA) area. The report references and is intended to supplement a 15 month effort of the Advisory Committee that began in June 2020. Various memorandums and presentations were provided to the committee to form the basis for conclusions and recommendations found herein including the August 24, 2020 Economic & Demographic Analysis, the October 20, 2020 Business Survey & Workshop/Industry Attributes memorandum, the March 5, 2021 Strength, Weakness, Opportunity and Threat Analysis (SWOT) & Public Outreach Survey and the August 6, 2021 Industry Opportunity Links presentation and memorandum.

Mr. Grimm provided a synopsis of the changes from the September 28, 2021 joint meeting. The Heritage Town attraction was taken off the table, not placing all eggs in one basket and wanting to diversify economy, as everyone has seen what happened during the Covid 19 pandemic. Discussion included the northern portion, the southern portion having some restraints, road alignment creating micro industrial lots with some mixed use in the Government Gulch area and the SPA development site being prime real estate with its easy accessibility and visibility from the adjacent Interstate 90. In Government Gulch the possibility would include developing twelve smaller parcels in the northern section, in the southern section develop nine one acre parcels. The key component would be to allow both residential and industrial uses in the same building.

With car sales taking a different approach, the paved parcels of land may open up for development, which could be utilized for housing developments. It was noted that this may not be a quick solution to the lack of workforce housing. Councilmember Moody wanted to clarify there are two different types of in-fill.

Mayor Pro-Tem Douglas provided an opportunity for each member from the Council and the Advisory Board to share their thoughts.

It was the consensus of the Council and those present from the Advisory Board that affordable housing and steel structure work/living accommodations would work, multiple family housing, and the alignment of the road is needed.


Mayor Pro-Tem Douglas inquired with Nancy Mabile what do we do next to move forward with this project. Ms. Mabile had technical difficulty and was dropped from the meeting and was unable to answer. In her absence, Mr. Grimm stated that the grant administrator there will be continued discussion with Nancy Mabile as she will need to make an assessment from the report and EDA will need to provide direction on whether they will proceed with the project or drop it. EDA's objective is to create jobs. If EDA approves the direction for Government Gulch there will need to be an approval for Alta to move forward with their work.

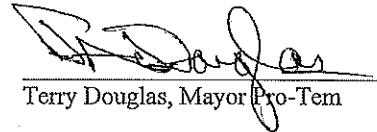
Although the EDA's objective is to create jobs, it was noted we are currently experiencing a housing shortage, and the City wants to create jobs, however housing is a big component in being able to create the jobs.

There was discussion on building on strengths, tourism is the #3 driver in Idaho's economy and need to support the uptown area, the City may want to look at their local option tax options.

Meeting adjourned at 7:18 p.m.

ATTEST:


Nila Jurkovich, Municipal Clerk/Treasurer


Terry Douglas, Mayor Pro-Tem