

MINUTES OF THE SPECIAL COUNCIL MEETING

September 29, 2021

The meeting was called to order by Mayor Pooler at 6:00 p.m.

A roll call of the Council resulted as follows:

Terry Douglas

Ron Mercado

Sid Armstrong

Dennis Norris

Anna Moody was present at 6:04 p.m.

Officers present were:

Mayor Mac Pooler

City Clerk /Treasurer Nila Jurkovich

Public Works Superintendent Craig Lewis

Project Manager Rod Plank

Planning Consultant Collin Coles

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

Present By Zoom: Deputy City Clerk Bobbyjean Jurkovich, Nancy Mabile of PAC, and Derek Forseth Alta Science & Engineering

Absent: Councilmember Ron Delcamp

Councilmember Norris led the Pledge of Allegiance.

GOVERNMENT GULCH PRESENTATION

Mr. Jeremy Grimm from Whiskey Rock Planning presented Task 6 Draft Report entitled "Government Gulch Redevelopment Analysis" 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 project was secured with a grant through the United States Economic Development Administration to assist with the continued planning and development of the Government Gulch area. The report summarizes the historic, current and future workforce projections for the region to guide future development decisions of approximately 50 acres in Government Gulch and the Slag Pile Areas (SPA) area. The report represents the findings and recommended development strategies that have been discussed by the Advisory Committee to help determine the best use for these parcels and how best to zone them for maximum growth and benefit by the community while recognizing consistency with local priorities, policies and goals.

Mr. Grimm discussed an aging population, tourism, employment opportunities and housing. The City may want to building on strengths. Does it want to be a bedroom community to Coeur d'Alene? Discussed economic gardening.

Mr. Grimm provided the following suggestions that could be considered:

Upscale RV Park

Develop twelve ¼ lots zoned M-1.

Develop nine 1 acre lots zoned M-1

Develop a Heritage Town Attraction

Mayor Pooler thanked Mr. Grimm and stated he had opened up some ideas and thought outside of the box.

Mr. Cobb reminded those present there is still hillside development that is available for housing, the cost would be escalated.

Councilmember Mercado stated we need avenues for revenue and we need a developer to take a chance and invest in the area. The big thing is affordable housing and the steel structure work/living accommodations is a great idea.

Councilmember Armstrong likes the small light industrial area. Workforce housing is needed. The RV Park idea could fly. However, not sure on the heritage town attraction, as that could be crippled by a pandemic.

Councilmember Norris echoed the need for affordable housing, we need business and light industrial employment. The RV Park is something to think on.

Councilmember Moody echoed the need for affordable workforce housing. Inquired with Mr. Helkey on what is the time line for the State to transfer to the City.

Mr. Helkey advised those present that he has had two developers inquire about the land available in Government Gulch.

Councilmember Douglas inquired with Nancy Mabile when Alta Science & Engineering will get the green light to perform their work for this project. Ms. Mabile stated before we know when Alta can proceed will be after the October meeting and we will need to hear from EDA as they could drop the project.

Mr. Grimm will make some adjustments and refine projections which will be included in Task 7 Final Report.

It was discussed on when to have the next presentation. It was the consensus to have the meeting on Thursday, October 28th at 6 p.m. and it will be presented by Zoom.

Meeting adjourned at 7:26 p.m.

ATTEST:

Mac Pooler, Mayor

Nila Jurkovich, Municipal Clerk/Treasurer