

Session 18-10 a Regular Meeting of the Homer Education and Recreation Complex Task Force was called to order by Chair Matthews at at 3:00 p.m. on November 27, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Task Force Members Derry (telephonic), Haines, Knight, Lowney, Marks, Matthews, Reiss (telephonic), Slone

STAFF: Deputy City Planner Engebretsen
City Clerk Jacobsen

APPROVAL OF THE AGENDA

SLONE/KNIGHT MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

The Audience may comment on matters on the agenda not scheduled for public hearing 3 minute time limit

Janie Leisk, city resident, commented she doesn't think the group needs to direct the city to appoint a new committee because she thinks the City is going to know what it's choices are going to be. She also felt the directive that the city should be prepared to select one of two paths is overly directive. She noted that she would be in support of a small increase of the user fees from \$3 to \$5. She commended the group for their work.

RECONSIDERATION

SYNOPSIS APPROVAL

A. November 13, 2018

KNIGHT/SLONE MOVED TO APPROVE THE SYNOPSIS OF NOVEMBER 13TH.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF REPORTS

A. Julie Engebretsen, Deputy City Planner

Deputy City Planner reviewed her staff report which includes recommended actions under the next agenda topic, Final Task Force Report.

PUBLIC HEARING

PENDING BUSINESS

A. Final Task Force Report

Chair Matthews asked for a motion to bring the final task force report to the floor for approval.

MARKS/LOWNEY SO MOVED

Mr. Derry reviewed the three scenarios he provided as a laydown and the group discussed the numbers related to loan information, income and expenses, and Fireweed School occupancy. SLONE/MATTHEWS MOVED TO AMEND THE REPORT TO INCLUDE SCENARIO 1-B AS PRESENTED, AND HAVE IT ADDED IN THE APPROPRIATE LOCATION.

There were comments in support of this scenario as it addresses Fireweeds 10 year contract with the Borough, and comments that all the scenarios should be submitted so Council will be aware of the choices of the different options. It gives perspective to the fact there are possibilities.

Others felt for simplicities sake one table would be better and the original table with the 15 year loan amortization would be most appropriate. The 10 year loan option has too deep of a debt service.

VOTE: YES: SLONE, MARKS, REISS, MATTHEWS
NO: DERRY, KNIGHT, HAINES, LOWNEY

Motion failed.

KNIGHT/LOWNEY MOVED TO SUBMIT 1-ORIGNIAL SCENARIO

There was brief comment in support of the proposal.

VOTE: YES: SLONE, MARKS, REISS, LOWNEY, HAINES, MATTHEWS, DERRY, KNIGHT

Motion carried.

Deputy City Planner Engebretsen commented the next amendment that is outlined in the email to her from Mr. Haines that amends page 32 the first sentence to read *“Individuals often resort to entrepreneurship for a number of reasons: profiting from a specific market niche, unable to find suitable employment or a means to sustainable income, or having the industry know-how (with the financial resources) to generate income”*

Mr. Haines noted it was an omission from the original document that was created, it's not really a change but something that dropped off.

SLONE/KNIGHT MOVED TO INCLUDE THE VERBIAGE AS STATED.

VOTE: YES: MARKS, REISS, KNIGHT, LOWNEY, MATTHEWS, DERRY, SLONE, HAINES

Motion carried.

Deputy City Planner Engebretsen explained when the packet was compiled there were headers and photos that were dropped off when the report was changed from a word document to a pdf.

She noted the information in a copy of the word document provided as a laydown.

KNIGHT/LOWNEY MOVED TO INCORPORATE THE CORRECTIONS INTO THE FINAL REPORT.

There was brief discussion.

VOTE: YES: LOWNEY, KNIGHT, HAINES, MATTHEWS, DERRY, SLONE, MARKS, REISS

Mr. Derry pointed out minor typographical corrections that were needed.

- Page 21 building to buildings
- Page 25 investigate payback time for converting to natural gas, add reference to page 21 where payback is calculated
- Page 26 measure to manage

MATTHEWS/LOWNEY MOVED TO INCORPORATION THOSE CHANGES.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Deputy City Planner Engebretsen recommended changing recommendation 4 to say “*See Task Force feasibility item number 5 in the following pages for funding and leasing options*”

KNIGHT/SLONE MOVED TO ACCEPT THAT CHANGE.

Mr. Reiss referenced his email that includes a recommendation for that particular section. The email was provided as a laydown item.

REISS/KNIGHT MOVED TO AMEND USE THE VERSION IN HIS EMAIL

VOTE (amendment): YES: DERRY, SLONE, MARKS, REISS, KNIGHT, HAINES, MATTHEWS, LOWNEY

Motion carried.

Mr. Slone commented he doesn't think it's necessary to have item #4 in there.

VOTE (main motion as amended): YES: HAINES, MATTHEWS, LOWNEY, MARKS, REISS, KNIGHT, DERRY
NO: SLONE

Motion carried.

MARKS/LOWNEY CALLED FOR THE QUESTION

Chair Matthews asked for clarification. City Clerk Jacobsen explained the motion is to end debate and bring the motion to approve the report as amended to a vote. The motion is not debatable and requires two thirds vote to pass.

VOTE: YES: MARKS, LOWNEY, MATTHEWS, DERRY, KNIGHT
NO: SLONE, REISS, HAINES

Motion carried. ¹

VOTE (amended main motion): YES: MARKS, REISS, KNIGHT, LOWNEY, MATTHEWS, DERRY, HAINES
NO: SLONE

¹Clerk's note: It was later clarified that the 2/3 vote should have been 6 yes and 2 no. Documentation that was not considered due to the error was provided to City Council at their December 10, 2018 regular meeting.

Motion carried.

NEW BUSINESS

A. Outreach

Deputy City Planner Engebretsen and the Task Force reviewed upcoming outreach opportunities.

- Presentation of the final report at the December 10th Council meeting – Matthews and Haines
- KBBI Coffee Table – Matthews and another member to be determined
- Public Forum – Marks and Lowney will work with staff.

INFORMATIONAL ITEMS

COMMENTS OF THE AUDIENCE

The Audience may comment on any item. 3 minute time limit

There were no comments but the audience applauded the Task Force.

COMMENTS OF CITY STAFF

Deputy City Planner Engebretsen thanked the group for their work. She's learned a lot in this process and she thinks the community and Council will be pleased with the report and some ideas on how to move forward. It's a tricky building and site, a lot of politics no one wants to get in the middle of, so she thinks they made a lot of progress here.

COMMENTS OF THE TASK FORCE

Mrs. Marks agreed it's been a learning experience and she hopes everyone who can will participate in the outreach, even though we won't be a body any longer.

Mr. Haines thanked and congratulated Deputy City Planner Engebretsen for all the work she's done. Without her we would not have gotten as far as they did.

Mrs. Matthews thanked the group for their patience with her protocol and stepping in to support her at the hard times as well.

Mr. Slone had no comment.

Mr. Knight commented he'll be leaving for two months, but will be happy to help keep this moving when he returns.

Ms. Lowney commented the quality of this task force has been impressive to be a part of. Every member has contributed greatly to the product. She thanked Deputy City Planner Engebretsen for the guidance. She's proud of the final report and the recommendations they are making to Council, because she feels a tremendous amount of discussion and work was put into it. It would be great to have members of the task force, who are able, participate in the public forum in January.

Mr. Derry commented he's pleased with the report and particularly pleased with how they came together as a group. Hats off to Deputy City Planner Engebretsen for the tremendous job she's done. He appreciates the cooperation of the group.

Mr. Reiss reinforced what's already been said and thanked City Administration and Staff for their help.

ADJOURNMENT

There being no further business to come before the task force Chair Matthews adjourned the meeting at 4:01 p.m. There are no further meetings scheduled.

Melissa Jacobsen, MMC, City Clerk

Approved: _____