

Session 19-07 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on August 13, 2019 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, BROWN, AREVALO, RICHARDSON, AND JOHNSON

ABSENT: STUDENT REPRESENTATIVE BROWN

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK TUSSEY

### **AGENDA APPROVAL**

Chair Marks called for a motion to approve the agenda.

AREVALO/BROWN MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. EDC Regular Meeting Minutes for June 11, 2019

Chair Marks called for a motion to approve the minutes.

JOHNSON/RICHARDSON MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **VISITORS/PRESENTATIONS**

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

- A. Special Projects & Communications Coordinator Staff Report
  - i. Special Projects Coordinator Carroll July 2019 Staff Report

- ii. City Planner Abboud Staff Report PL 19-63
- iii. Advisory Planning Commission July 17, 2019 Regular Meeting Minutes

Chair Marks deferred to City Planner Abboud to discuss items on the staff reports. Mr. Abboud spoke to and facilitated questions from the commission on the following topics:

- Business items currently before the Planning Commission and upcoming public hearings.
- Amending the permitted uses for manufactured items and which agencies would oversee enforcement of environmental concerns/violations.
- Changes to allow general boat storage, sales, and repair as a permitted use in Marine Industrial zone areas.
- Update on the EDC's Wayfinding/Streetscape Plan and the Planning Commission's decision to remove that component from the scope of the area transportation plan and be bid out separately.
- Efforts to coordinate the EDC, Parks, Art, Recreation and Culture Commission, and the Planning Commission's efforts on creating a Transportation Plan.

- B. Chamber Director Report
- C. Homer Marine Trades Association Report
- D. Pioneer Avenue Task Force Report

Chair Marks noted that the Pioneer Avenue Task Force is now meeting quarterly; she may have a report at the next EDC meeting.

## **PUBLIC HEARINGS**

## **PENDING BUSINESS**

- A. EDC Strategic Plan/Goals
  - i. Memo from Special Projects Coordinator Carroll Re: Adoption of EDC
  - ii. Strategic Plan Goals
  - iii. DRAFT 2019 EDC Strategic Plan/Goals

Chair Marks recapped what the commission did to the strategic plan at their June worksession, and staff's efforts in organizing all the goals into a concise, easy-to-understand format. She asked for Commissioner Richardson's input since he was absent at the last meeting. Mr. Richardson shared his support of the plan.

RICHARDSON/AREVALO MOVED TO APPROVE THE EDC 2019 STRATEGIC PLAN AND MOVE FORWARD.

There was no further discussion.

VOTE: YES: AREVALO, MARKS, BROWN, JOHNSON, RICHARDSON

Motion carried.

**NEW BUSINESS**

- A. Review of Ordinance 19-19(S) Extra Territorial Water
- i. Memo from Special Projects Coordinator Carroll Re: Extraterritorial Water
  - ii. Memo 19-072 from Councilmember Aderhold Re: Ordinance 19-19(S)
  - iii. Ordinance 19-19(S) Extra Territorial Water
  - iv. City of Homer Water & Sewer Distribution Map
  - v. City Council Minutes Excerpt from April 22, 2019
  - vi. City Council Minutes Excerpt from May 28, 2019
  - vii. City Council Minutes Excerpt from June 10, 2019
  - viii. Excerpts from Homer Comprehensive Plan

Chair Marks opened the floor for discussion on Ordinance 19-19(S) and asked the commission if they have any questions or feedback to provide to City Council. The commission discussed the consideration of amending City Code to allow piped City water outside city limits. Key points made during the discussion included:

- Overall logistics and concerns regarding mainline extensions and applying hook-up costs/water fees equitably to new, out-of-city limits customers in a way that's fair to existing/inside city limit customers.
- Concerns that there should be some sort of user fee to go towards the maintenance of the line in lieu of the missing city sales tax; it poses the question: are there city funds being used for the maintenance costs?
- Consensus that the ordinance is carefully written and tight-knit, allowing water outside city limits but with contingencies.
- Refuting the idea that businesses will run out of town to avoid taxes; Chair Marks knows of businesses that have moved back into town because establishing inside city limits is better for their business.
- Would allow a better mix of businesses in that area; allowing tapping into the water main may facilitate some businesses more than having to truck in water which creates more year-round jobs and benefits the Homer community.
- Ensuring the ordinance can clearly address the possibility of a water resale/trucking business that opens up outside of city limits.

The commission deliberated on whether to pass a motion that approves the ordinance as written but with contingencies, or to pass a motion that states their points for City Council's consideration.

MARKS/JOHNSON MOVED TO SEND TO CITY COUNCIL THE FOLLOWING CONSIDERATIONS REGARDING ORDINANCE 19-19(S):

- 1) IT IS A CAREFULLY CRAFTED ORDINANCE WITH PROTECTIONS TO THE CITY;
- 2) THERE NEEDS TO BE MORE CLARITY ON WHAT FUNDS THE MAINTENANCE COSTS, WHETHER IT WILL BE EXCLUSIVELY FROM WATER FEES OR ANOTHER CITY FUND SUCH AS HAWSP;
- 3) POTENTIALLY BENEFICIAL TO THE CITY TO HAVE AN EXPANDED BUSINESS AREA THAT WOULD ADD TO YEAR-ROUND ECONOMIC BENEFITS;
- 4) WHAT THIS ORDINANCE WOULD REQUIRE IN TERMS OF A BUSINESS INTENDING TO SELL WATER.

There was no further discussion.

VOTE: YES: MARKS, BROWN, JOHNSON, RICHARDSON, AREVALO

Motion carried.

- B. FY 2020-2025 Capital Improvement Plan Review
- i. Memo from Special Projects Coordinator Carroll Re: Draft 2020-25 CIP
  - ii. Draft Capital Improvement Plan 2020-2025
  - iii. Everything You Always Wanted To Know About the CIP

Chair Marks introduced the agenda item and asked commissioners to provide feedback on the CIP draft and share their top two priority choices. There was discussion on general questions regarding the CIP, its process, and on each commissioner's reasoning for their selected priorities.

- Commissioner Johnson – #1 Storm Water Master Plan and #2 Main Street Sidewalk Facility
- Chair Marks – #1 Large Vessel Moorage Facility and #2 Phase 1 of the Multi Use Center
- Commissioner Brown – #1 Barge Mooring/Large Vessel Haul out and #2 Storm Water Master Plan
- Commissioner Richardson – #1 Large Vessel Moorage Facility and #2 Barge Mooring/Large Vessel Haul out
- Commissioner Arevalo – #1 Barge Mooring/Large Vessel Haul-out and #2 Storm Water Master Plan

Discussion ensued on prioritizing the commissioners' selections into one unanimous motion. Commissioner Brown noted that if given the choice to add a third option she would choose the Large Vessel Moorage Facility. Commissioner Arevalo concurred, adding that she placed the haul-out facility first given the high demand from our maritime industries for such a facility. Deputy City Clerk Tussey shared information from the Port and Harbor Commission that once the Army Corps enters into the next phase of research/design of the large vessel harbor expansion, the PHC plans to strongly advocate adding in a large vessel haul-out facility into the expansion project. Commissioner Johnson noted his reason for selecting the Main Street Sidewalk Facility was because it may not get as much attention as some of the other things.

AREVALO/RICHARDSON MOVED TO PRIORITIZE STORM WATER MASTER PLAN AS PRIORITY #1, NEW LARGE VESSEL MOORAGE FACILITY AS PRIORITY #2, AND BARGE MOORING AND LARGE VESSEL HAUL REPAIR FACILITY AS PRIORITY #3.

Chair Marks noted that the Large Vessel Moorage Facility would be priority #2 with the understanding that the Large Vessel Haul-out Repair Facility is #3 but possibly could be an addendum to #2 as that project develops.

VOTE: YES: MARKS, BROWN, JOHNSON, RICHARDSON, AREVALO

Motion carried.

### **INFORMATIONAL MATERIALS**

- A. City Manager's Report for June 10, 2019 with Attachments

- B. City Manager's Report for June 24, 2019
- C. City Manager's Report for July 22, 2019 with Attachments
- D. EDC 2019 Meeting Calendar
- E. Commissioner Attendance at 2019 City Council Meetings

Chair marks reviewed the City Council meeting schedule and confirmed which commissioners will be able to attend the remaining 2019 meetings.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF CITY STAFF**

City Planner Abboud and Deputy City Clerk Tussey had no comments.

**COMMENTS OF THE COUNCILMEMBER**

**COMMENTS OF THE CHAIR**

Chair Marks is very pleased for all the progress being made in different directions. She opined that the commission could start working on new topics based on their newly approved strategic plan. She also shared an upcoming event hosted by the Kenai Peninsula Economic Development District called Industry Appreciation Day, held August 24<sup>th</sup>, and suggested commissioners attend if possible.

**COMMENTS OF THE COMMISSION**

Commissioner Brown shared a City of Soldotna flyer for a storefront improvement program that could be applicable to the Pioneer Avenue Task Force.

Commissioner Arevalo stated that she will not be available for the September meeting.

Commissioners Richardson and Johnson had no comments.

**ADJOURN**

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:45 p.m. The next regular meeting is scheduled for Tuesday, September 10, 2019 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: \_\_\_\_\_