

Oak Harbor City Council  
Special Workshop Meeting  
Minutes May 17, 2023

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**This was both a physical meeting location and a virtual meeting The meeting was viewable via YouTube [www.youtube.com/cityofoakharbor](http://www.youtube.com/cityofoakharbor) and Facebook or could be viewed on Channel 10/HD 1090 following the meeting. Public Comments are not normally taken or included for Council Workshops, although the Council may allow or request participation.**

**CALL TO ORDER**

Mayor Severns called the special workshop meeting to order at 3:00 p.m. and announced this was a joint meeting with the Oak Harbor Planning Commission

**ROLL CALL**

City Council Present:

Mayor Robert Severns  
Mayor Pro Tem Tara Hizon  
Councilmember Beth Munns  
Councilmember Jim Woessner  
Councilmember Bryan Stucky  
Councilmember Shane Hoffmire  
Councilmember Eric Marshall

Staff Present: In-person or Videoconference

City Administrator Blaine Oborn  
Finance Director David Goldman  
Development Services Director David Kuhl  
Harbormaster Chris Sublet  
Fire Chief Ray Merrill  
Principal Planner Cac Kamak  
Senior Planner Ray Lindenberg  
Senior Planner Dennis LeFevre  
Economic Development Coordinator Steve McCaslin  
Senior Administrative Assistant Sarah Heller  
Communications & IT Manager Sabrina Combs  
City Administrator Executive Assistant Macalle Finkle  
City Clerk Julie Nester

Planning Commission Present:

Vice-Chair John Chaszar  
Commissioner Chloe Bonsen  
Commissioner Earl "Andy" Plumlee

Also in attendance: City Attorney  
Hillary Evans of Kenyon Disend, PLLC

**MAYOR**

Mayor Severns called the special workshop to order and welcomed those in attendance.

Planning Commission Vice-Chair Chaszar called the special workshop to order as well and introduced Commissioners Bonsen and Plumlee. Mayor Severns called upon the Council to introduce themselves.

## **ADMINISTRATION**

City Administrator Oborn reviewed the purpose of the special workshop, noting it had been the request of both the City Council and the Planning Commission to hold a joint meeting to discuss economic development and topics of mutual interest.

## **DEVELOPMENT SERVICES**

### **a. Capital Improvements Plan – Key Projects**

Development Services Director Kuhl introduced Principal Planner Kamak, who was joined by Senior Planners Dennis LeFevre and Ray Lindenburg to engage the City Council and the Planning Commission in a discussion of a few key projects that are partially funded in the Capital Improvements Plan (CIP). The projects of interest reviewed were:

Marina Downtown Expansion Study

Pioneer Way Revitalization/Reuse Study

State Mandated 2025 Comprehensive Plan Update

Principal Planner Kamak explained these projects rely on obtaining grant dollars to realize the outlined studies and updates. He reviewed the scope and current funding levels of each project and led a discussion of the required updates to the Comprehensive Plan, as well as ways to bridge the gap between the Capital Improvements Plan and popular ideas not yet captured in the Comprehensive Plan. He was joined by Senior Planner Lindenburg in reviewing future land use mapping and districts, 2016 Comprehensive Plan neighborhood boundaries, and the need to upgrade utilities. Districts discussed included “Old Town”, “Mid Town”, and “Modern Midway”, as well as the Opportunity Zone.

Mayor Severns and Councilmembers Munns, Woessner, Hoffmire, and Mayor Pro Tem Hizon provided their respective questions and comments.

Commissioners Chaszar and Plumlee provided their respective questions and comments.

## **ECONOMIC DEVELOPMENT**

### **a. Economic Development – The Flow of Money, How Local Economies Work**

Economic Development Coordinator McCaslin presented excerpts from the William Fruth economic analysis, “The Flow of Money...” in examining how local economies grow and expand and strategies of how to reverse an area’s economic decline.

Reviewed were Primary Industries and three programs of focus: Existing Industry, Business Attraction, and Start-Up, as well as the importance of long-term planning.

### **b. Current Economic Development Activities**

Economic Development Coordinator McCaslin reviewed the economic development activities he is currently working on for the City since his hiring four months ago in terms of both current and long-term activities. City Administrator Oborn and Development Services Director Kuhl also provided input.

Councilmembers Stucky, Hoffmire, Munns, and Mayor Pro Tem Hizon provided their respective questions and comments.

Commissioners Chaszar and Plumlee provided their respective questions and comments.

#### **CITIZEN COMMENT**

A member of the public, Maria Diaz, requested to make a comment in regard to the Sonic business and also how to solve the lack of employees and whether the City can control that stores are closing earlier.

Coordinator McCaslin noted that competition for employees is tough, with many opting out of the workforce, and that the City could not stipulate operating hours.

#### **CITY COUNCIL AND PLANNING COMMISSION**

Mayor Severns thanked the Council, Planning Commission and staff for their attendance and presentations.

#### **ADJOURN**

Hearing no other discussions. Mayor Severns adjourned the special workshop for the City Council and Vice-Chair Chaszar adjourned the special workshop for the Planning Commission at 5:17 p.m.

Certified by Julie Nester, City Clerk