

**City of Oak Harbor  
City Council Agenda Bill**

Bill No. 7.b  
Date: October 20, 2015  
Subject: Resolution 15-34: Clean Water  
Facility - Addressing the  
inclusion of a community use  
room into construction of the  
Clean Water Facility

**FROM: Cathy Rosen, Public Works Director and Joe Stowell, City Engineer**

**INITIALED AS APPROVED FOR SUBMITTAL TO THE COUNCIL BY:**

- Scott Dudley, Mayor
- Doug Merriman, City Administrator/Finance Director
- Nikki Esparza, City Attorney, as to form

**RECOMMENDED ACTION**

It is recommended that the City Council consider Resolution 15-34 Addressing the inclusion of a community use room into the construction of the Clean Water Facility.

**BACKGROUND / SUMMARY INFORMATION**

The City of Oak Harbor is actively pursuing the replacement of two aging wastewater treatment plants with a new, state of the art, membrane bioreactor treatment plant. After an extensive site selection process, City Council selected the Windjammer Vicinity on August 14, 2012 by Resolution 12-17.

Selecting the Windjammer Vicinity provides an opportunity to construct community use facilities into the project.

Many wastewater facilities in the state have community use or interpretative facilities. Since the Clean Water Facility requires an administrative/maintenance building, adding a second floor for a community use room was an attractive concept due to the view of the harbor and park. The design team included this room into the design process to determine the cost feasibility of the proposal.

While a community use room at this location is an attractive idea, the funding for such a facility was not determined. Since sewer fund revenues could finance only a portion of the facility, other city funding sources would be responsible for the majority of the costs (both capital and operating). In light of the uncertain funding, the project schedule anticipated review of the facility at the 60% completion milestone, with the assumption that the second floor could be taken out of the project if the City chose not to pursue the community use room.

On September 30, 2015 the project team provided information regarding the community use room at a Special City Council Workshop. The following facts were presented

- The community use room was approximately 4,000 square feet.
- The community use room includes space for 146 people in an auditorium seating configuration.
- The community use room included an elevator and small catering kitchen.
- The estimated additional cost for the community room was \$2.37 million (based on Concept A)
- Complete funding has not been identified for this expense although it is anticipated that utilities would fund approximately half of the cost while the general fund and/or grants would fund the remaining balance.
- The facility would require a long term operating strategy which will include marketing.

The attached Resolution 15-34 includes a community use room in final design and procurement for the Clean Water Facility. City Council may adopt the resolution as presented, recommend alterations to the configuration (such as size or seating capacity) or decline to adopt the resolution which would result in removing the community room from future design efforts.

**FISCAL IMPACT**

Funds Required:                      \$2.37 Million (estimated)

Appropriation Source:              Wastewater Fund

**PREVIOUS COUNCIL / BOARD / CITIZEN INPUT**  
**CITY COUNCIL WORKSHOP**

This item was discussed at the September 30, 2015 City Council Workshop.

**CITY COUNCIL PREVIOUS ACTIONS**

While there have been many previous council actions on the Clean Water Facility, no formal action has been taken by City Council on this particular topic.

**ATTACHMENTS**

1. [Resolution 15-34 - Addressing the Inclusion of a Community Use Room into the construction of the Clean Water Facility](#)
2. [Presentation graphics from September 30, 2015 Special Council Workshop](#)

CITY OF OAK HARBOR  
RESOLUTION NO. 15-34

**A RESOLUTION ADDRESSING THE INCLUSION OF A COMMUNITY USE ROOM INTO  
THE CONSTRUCTION OF THE CLEAN WATER FACILITY**

WHEREAS, the City of Oak Harbor is constructing a wastewater treatment plan called the Clean Water Facility; and

WHEREAS, as result of a public selection process the City of Oak Harbor will locate the Clean Water Facility in Windjammer Park; and

WHEREAS, the Windjammer Park location requires attention to the appearance and aesthetics of the Clean Water Facility; and

WHEREAS, The Clean Water Facility's proximity to Windjammer Park and Puget Sound provides an opportunity for a community use room; and

WHEREAS, a community use room was included in the 60% design of the Clean Water Facility; and

WHEREAS, the City of Oak Harbor engaged in a public review process which included design charrettes, open houses, and on-line communications addressing the appearance and aesthetics of the Clean Water Facility; and

WHEREAS, in light of the unique functional requirements of the Clean Water Facility, the selected an architectural concept with Resolution 15-27; and

WHEREAS: the project 60% cost estimates included a community use room.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Oak Harbor that:

1. Include a community use room in the final design of the project
2. Include the community use room in the project construction procurement process.

PASSED by the City Council and approved by its Mayor this 20<sup>st</sup> day of October, 2015.

CITY OF OAK HARBOR

---

SCOTT DUDLEY, MAYOR

Attest:

Approved as to form:

---

Anna Thompson, City Clerk

---

Nikki Esparza, City Attorney



Concept B – With Community Use Room



Concept B – Without Community Use Room