





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

Bill No. 6.b  
Date: August 6, 2014  
Subject: Wastewater Treatment Plant -  
Resolution 14-28 – Clean Water Facility  
Site Selection

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

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

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

**PURPOSE**

The purpose of this agenda bill is to seek City Council's approval of the proposed site for the new wastewater treatment plant.

**FISCAL IMPACT DESCRIPTION**

Funds Required:                     \$0  
Appropriation Source:                     

**SUMMARY STATEMENT**

Since the fall of 2010, the City of Oak Harbor has been working toward replacing its aging wastewater treatment facilities with a new membrane bioreactor treatment plant. With each iteration of public input and City Council action, the proposed site for the new treatment plant has been refined.

On April 16, 2014, the City held an Open House and Special City Council Workshop to discuss technical and supplemental factors associated with siting the wastewater treatment plant. Technical and supplemental factors discussed at the workshop are listed in Figure 1 below. In general, the feedback received was positive and confirmed we were considering the correct factors. Most notably, the feedback received indicated that extending Bayshore Drive, impacts to the park and promoting commercial development were key.

Feedback collected during the Open House and Workshop was used as framework for discussion at a Charrette held on May 15, 2014. The Charrette was attended by approximately 25 members of the public, staff and consultants. They were tasked with using the information gathered on April 16 to develop the outer limits of the wastewater treatment plant site.

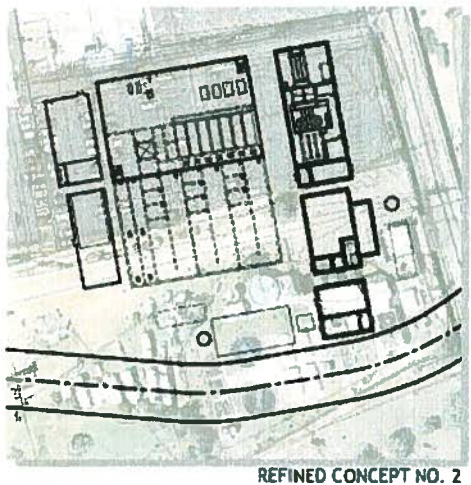
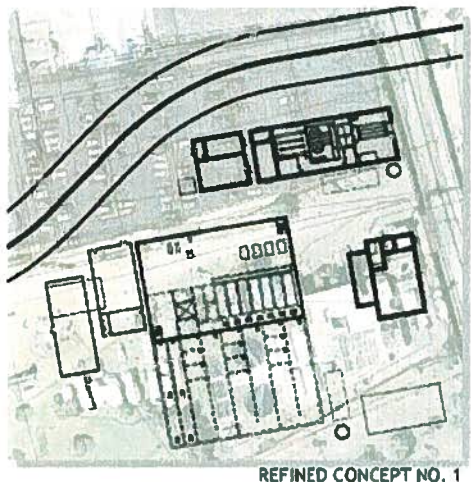
The Charrette group provided valuable feedback and furthered the concept of connecting Bayshore Drive while minimizing impact on the park. Much of the discussion revolved around impacts to Windjammer Park, impacts of extending Bayshore Drive and the potential impacts on the baseball fields. Figure 1, below, summarizes the items discussed at the charrette.

On June 9, Staff took the feedback gathered from the Open House, City Council Workshop and Charrette to the design team for further discussion. Public Works division leads, administration and staff considered five potential alignments of Bayshore. Two were ultimately selected for further investigation.

The first alternative proposed Bayshore to the North of the treatment plant. This alignment is very similar to the illustration presented to City Council at the April 16 Workshop. While this arrangement met most of the criteria, it still struggled with impact on adjacent properties and potential technical risks.

The second alternative proposed Bayshore to the South of the treatment plant. This concept proposed a layout that placed the largest structures the furthest from the shoreline and closest to the recently purchased building.

By moving the large features to the north, cultural and geotechnical risks were reduced. Through our archaeological survey of the area, we found that, in general, the closer the facility is to the water, the greater the risk of encountering cultural resources. At the same time we performed the archaeological survey, we performed additional geotechnical borings on the property. Figure 2 shows the boring locations and depth to glacial till. When constructing the new treatment plant, the structures will need to be supported by the glacial till. The shallower the till, the less it will cost to support the structures.



Technical Factors	Refined Layout	
	1	2
Transportation	✓	✓
Business Parking	?	✓
Geotechnical	✗	✓
Cultural Risk	✗	✓
WWTP Access	✓	✓
WWTP Footprint	✓	✓
Ability to Meet Schedule	?	✓
Supplemental Factors	1	2
Park Impact	✓	✓
Site "Amenities"	✓	✓
Ball Fields	✗	✗
Park Access	✓	✓
Commercial Value	✓	✓
Added Parking	?	?
"Fix" Intersections	✓	✓
Charrette Group Impact	1	2
Views	✓	✓
Windmill	✓	?
Ball Fields (Potential Future Project)	✓	✓
Future Bayshore	✓	✓
Pedestrian Access	✓	✓
Park Impact	✓	✓
Park Integration	✓	?
WIB Building	?	✓
Event Parking	✓	✓

On July 9, City Council held a Special Workshop to discuss the outcome of Open House, Workshop and Charrette. The following slide from the workshop (Figure 1) shows the two refined concepts prepared by staff on June 9 along with a summary of the factors considered.



After reviewing the two site concepts, staff determined that Refined Concept No 2 best addresses all of the technical factors, supplemental factors and feedback from the charrette group. The majority of the factors remained equal between the two concepts with only a few, but very important, distinctions between the two. By placing Bayshore to the south of the new wastewater treatment plant, we reduce risks associated with cultural resources and geotechnical support for the structures. We also reduce the visual impact on the park by placing the largest structures further from the waterfront.

In summary, City staff solicited feedback from the public and City Council regarding the proposed site for the wastewater treatment plant. Feedback was reviewed and to the extent possible incorporated into a proposed site layout. We believe that Refined Concept No 2 best meets the technical and supplemental factors expressed by the community. Resolution 14-28 is intended to provide City staff and our design team direction in moving forward with design.

**PREVIOUS COUNCIL ACTIONS**

8-14-2012 – Adopted Resolution 12-17 directing staff to pursue a membrane bioreactor wastewater treatment plant in the Windjammer Vicinity.

12-17-2013 - City Council authorized the Mayor to sign the purchase and sale agreement with Whidbey Island Bank for property located at 321 SE Pioneer Way.

**CITY COUNCIL WORKSHOPS**

- 4-16-2014 – Open House and Special City Council Workshop was held to update the community on the new Waste Water Treatment Plant and to discuss design possibilities at the downtown site.
- 7-9-2014 - Special City Council Workshop meeting was held to review comments received during the April 16 workshop, a subsequent siting charrette and consider a proposed site layout for the new wastewater treatment plant.

**RECOMMENDED ACTION**

Adopt Resolution 14-28

**ATTACHMENTS**

Resolution 14-28

RESOLUTION NO. 14-28

**A RESOLUTION OF THE OAK HARBOR CITY COUNCIL  
DIRECTING STAFF TO PROCEED WITH DESIGN OF THE NEW  
WASTEWATER TREATMENT PLANT AS PRESENTED  
THROUGH THIS RESOLUTION**

WHEREAS, the 2008 City of Oak Harbor Comprehensive Sewer Plan identifies the need for a new wastewater treatment facility to meet future growth and to replace aging and at-risk infrastructure; and

WHEREAS, recognizing that the City of Oak Harbor is connected to the pristine waters of Puget Sound, specifically Oak Harbor Bay and Crescent Harbor Bay, the City's goal is to obtain the highest level of water quality practical while recognizing the limitations of the rate payers of the City to fund the improvements; and

WHEREAS, National Pollution Discharge Elimination System Waste Discharge Permit No. WA0020567 from the Washington State Department of Ecology has directed the City of Oak Harbor to increase wastewater treatment capacity by December 31, 2017; and

WHEREAS, the City of Oak Harbor Capital Improvement Plan of 2013-2018 specifically lists the Wastewater Treatment Plant Facilities Plan as a prioritized public project to be undertaken within the capital improvement plan time period; and

WHEREAS, on August 14, 2012, City Council adopted Resolution 12-17 selecting the Windjammer Park site using a membrane bioreactor process (MBR) to best meet the needs of the City; and

WHEREAS, the City sought public feedback at a Special City Council Workshop and Open House on April 30, 2014; and

WHEREAS, the City further sought public involvement through a Charrette with adjacent property owners, interested members of the public, city staff and consultants on May 15, 2014; and

WHEREAS, the City considered technical factors such as transportation, geotechnical, cultural and schedule; and

WHEREAS, the City considered supplemental factors such as park impact, site amenities, commercial value and park access; and

WHEREAS, the City considered charrette concerns related to views, relation to the existing windmill, ball field relocation, future Bayshore Avenue, pedestrian

access, park impact, park integration, potential use of existing buildings owned by the City and event parking.

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

1. The City shall proceed with design of the Clean Water Facility based on the attached site plan maintaining the following boundaries.
  - a. Bayshore to the South; and
  - b. City owned property to the North; and
  - c. SE City Beach Street to the East; and
  - d. The westerly boundary of City property.
2. The design shall strive to meet the following.
  - a. Improved transportation; and
  - b. Improved parking for both businesses and events; and
  - c. Reduce geotechnical risks through design; and
  - d. Strive to minimize impacts on cultural resources; and
  - e. Improve access and amenities in Windjammer Park.

PASSED by the City Council and approved by its Mayor this 6th day of August, 2014.

CITY OF OAK HARBOR

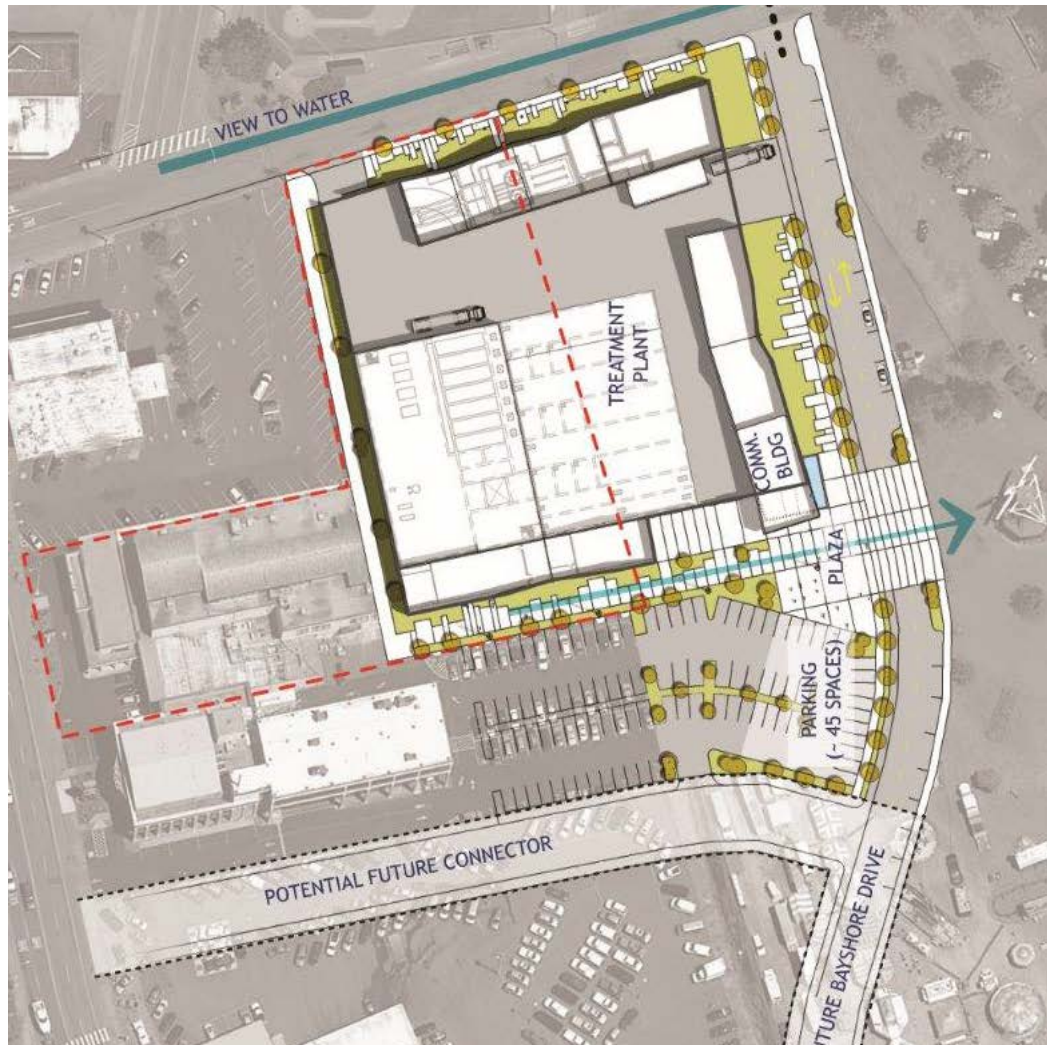
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SCOTT DUDLEY, MAYOR

Attest:

Approved as to form:

\_\_\_\_\_  
Anna Thompson, City Clerk

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Nikki Esparza, City Attorney



Proposed Site Plan