

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

Bill No. 8. a.  
Date: January 6, 2015  
Subject: Resolution 14-43: Defining the  
Construction Work Location for  
the Waste Water Treatment  
Plant

**FROM: 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 Resolution 14-43 defining the construction work location for the wastewater treatment plant.

**AUTHORITY**

**FISCAL IMPACT DESCRIPTION**

Funds Required: \$200,000

Appropriation Source: Wastewater Fund

**SUMMARY STATEMENT**

The City of Oak Harbor has been diligently pursuing the replacement of two aging wastewater treatment facilities with a new, state of the art, membrane bioreactor treatment plant capable of meeting the City's needs and producing a much greater quality effluent.

The City has been working with our General Contractor / Construction Manager, Hoffman Construction, to develop ways to manage costs and add value to the project. One of the ways that has been identified is to keep materials and equipment close to the construction site. Stockpiling materials that will be used later in the project and storing equipment close to the construction site, cuts down on transportation costs as well as reducing impacts to the local streets.

At the September 24, 2014 and October 22, 2014 City Council Workshops, staff brought forward a proposed lay down, materials storage and haul route (attached to Resolution 14-43). Staff believes the proposed strategy has such a great cost savings that it is worth pursuing.

In an effort to reduce impacts to activities in Windjammer Park and in consideration of the shoreline

environment, staff is proposing a construction that encumbers the northern portion of Windjammer Park and the Staysail RV Park. The proposed layout provides an alternate haul route that can be used for queuing up deliveries and reducing the number of trips onto SE City Beach Street.

The temporary closure of the Staysail RV Park poses a significant cost savings to the City. Even so, staff recognizes the benefit to the City and is proposing mitigating the impact by transferring funds from the Sewer Fund to the General Fund equivalent to the lost net revenue of the Staysail RV Park during construction. The average net proceeds from the Staysail RV Park are \$80,000. With a proposed 30 month construction schedule, the anticipated mitigation would be \$200,000.

Resolution 14-43 authorizes and sets the estimated limits of construction and allows staff to close the Staysail RV Park starting February 1, 2015 for the duration of construction and develop a mitigation cost for that closure.

## **DISCUSSION**

### **PLANNING COMMISSION REVIEW**

### **CITY COUNCIL WORKSHOP**

This item was discussed at the September 24, 2014 and October 22, 2014 City Council workshops.

### **PREVIOUS COUNCIL ACTIONS**

No previous City Council action has been taken on this topic.

## **CONCLUSION**

### **RECOMMENDED ACTION**

Adopt Resolution 14-43: Defining the Construction Work Location for the Waste Water Treatment Plant

## **ATTACHMENTS**

1. Resolution 14-43 - Defining the Construction Work Location for the Waste Water Treatment Plant

CITY OF OAK HARBOR  
RESOLUTION NO. 14-43

**A RESOLUTION OF THE OAK HARBOR CITY COUNCIL  
DEFINING THE CONSTRUCTION WORK LOCATION FOR THE  
WASTE WATER 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 2015-2020 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, on March 18, 2014, City Council authorized the Mayor to sign closing documents, lease back to Whidbey Island Bank and other documents as needed to secure the purchase the Whidbey Island Bank building for the purpose of constructing the wastewater treatment plant; and

WHEREAS, on July 1, 2014, City Council authorized the Mayor to sign a contract with Hoffman Construction to perform General Contractor / Construction Manager (GC/CM) preconstruction services for the new wastewater treatment plant; and

WHEREAS, the City of Oak Harbor encouraged Hoffman Construction to explore ways to add value and reduce costs for constructing the new wastewater treatment plant; and

WHEREAS, Hoffman Construction proposed a potential savings to the City by maintaining equipment and material storage close to the proposed construction site; and

WHEREAS, the use of the Staysail RV Park has been chosen to have the least impact to activities enjoyed in Windjammer Park; and

WHEREAS, the use of the Staysail RV Park provides a location with the least impact on the shoreline environment; and

WHEREAS, the City of Oak Harbor finds the proposed construction area for the new wastewater treatment plant provides the greatest value for the utility rate payers.

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

1. The City shall allow Hoffman Construction to use those portions of the park illustrated in the attached exhibit for construction purposed.
2. The City shall close the Staysail RV Park on February 1, 2015 until such time as construction is complete (estimated to be January 1, 2018)
3. The City shall compensate the general fund for lost revenue due to the closure of the Staysail RV Park in an amount equal to the pro-rated value of the net loss in revenue as compared to the last three years.

PASSED by the City Council and approved by its Mayor this 6th day of January, 2015.

CITY OF OAK HARBOR

\_\_\_\_\_  
SCOTT DUDLEY, MAYOR

Attest:

Approved as to form:

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

\_\_\_\_\_  
Nikki Esparza, City Attorney

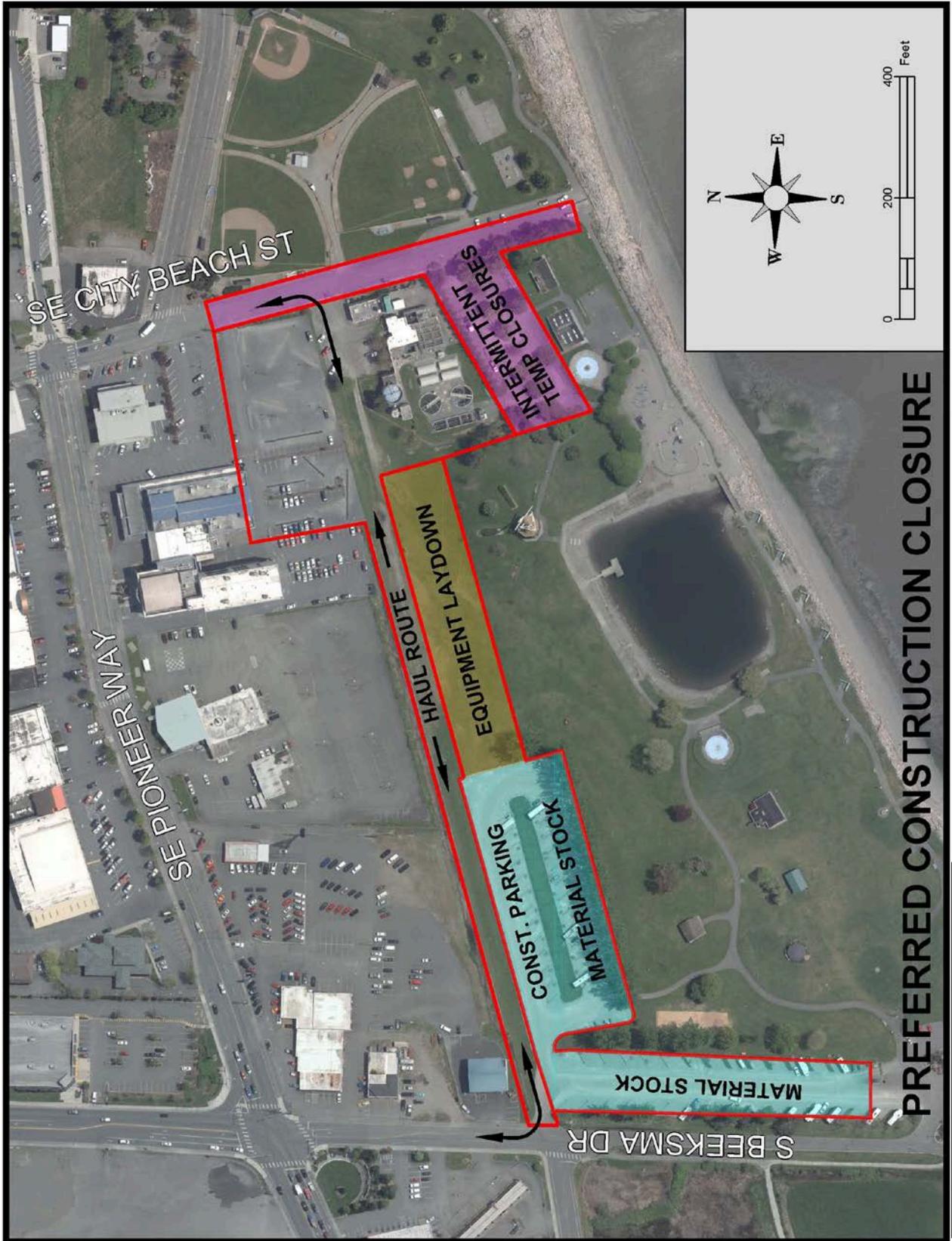


Exhibit A