

Oak Harbor City Council
Regular Meeting Minutes
August 21, 2018

CALL TO ORDER

Mayor Bob Severns called the meeting to order at 6:00 p.m.

ROLL CALL

City Council Present:

Mayor Bob Severns
Mayor ProTem Beth Munns
Councilmember Rick Almberg
Councilmember Jim Woessner
Councilmember Joel Servatius
Councilmember Tara Hizon
Councilmember Bill Larsen

Staff Present:

City Administrator Blaine Oborn
Development Services Director Steve Powers
Public Works Director Cathy Rosen
Finance Director Patricia Soule
Police Chief Kevin Dresker
City Attorney Nikki Esparza
Human Resources Director Emma House
Harbormaster Chris Sublet
Senior Planner Dennis Lefevre
Associate Planner Ray Lindenburg
Project Engineer Brett Arvidson
City Clerk Carla Brown
Assistant to the Mayor Deanna Emery

EXCUSE ABSENT COUNCILMEMBERS

Motion: Mayor Pro Tem Munns moved to excuse Councilmember Wasinger, second by Councilmember Servatius. The motion passed unanimously.

1. APPROVAL OF AGENDA

2. PRESENTATIONS

a. Proclamations

None.

b. Honors & Recognitions

None.

c. Community Partner Presentations

- i. Oak Harbor Garry Oak Society-Post Office Native Garden Pocket Park presentation by Garry Oak Society President Laura Renninger.

3. CITIZEN COMMENT PERIOD

Mayor Severns opened the Citizen Comment Period at 6:14 p.m. there being none, the Public Comment period was closed.

4. CONSENT AGENDA

Consent Items

- a. Approval of Payroll and Accounts Payable Vouchers
- b. Minutes: August 8, 2018 Regular Meeting
- c. Appointments: Historic Preservation Commission
- d. Reappointment: Park Board, Position 2 – Tom Tveit

Councilmember Hizon requested to pull Item 4.c: Appointments: Historic Preservation Commission for further questions.

Motion: No objection, therefore items a., b., and d. are approved as presented.

Councilmember Hizon provided her respective questions regarding the consent item 4.c. Mayor Severns responded to the specific questions.

Motion: No further questions on Consent Item 4.c. therefore approved as presented.

5. MAYOR, COUNCIL & STAFF COMMENTS

- a. Mayor
Mayor Severns provided his respective comments and announcements.
- b. Councilmembers
None.
- c. City Administrator
Blaine Oborn City Administrator provided his respective comments and introduced the Clean Water Facility Update.
 - i. Clean Water Facility Update- Brett Arvidson, Project Engineer presented the staff report and shared a PowerPoint presentation on the status of the Clean Water Facility and Windjammer Park projects. Councilmember Almberg asked his respective questions. Project Engineer Brett Arvidson and Finance Director Patricia Soule answered the questions.

6. PUBLIC HEARINGS & PUBLIC MEETINGS

- a. Ordinance No 1801 Critical Areas

Dennis LeFevre, Senior Planner provided the background summary and shared a PowerPoint presentation discussing the Environmental Science Associates (ESA) memorandum, the Department of Ecology issued statement of wetland modification, ESA's approval of draft ordinance no 1801, Mr. Freund's correspondence questions, and the planning commission as well as staff's recommended approval.

Mayor Severns opened the public comment period at 6:45 p.m.

Public Comment was offered by:

- Bill Shields, Wetland Ecologist

Public comment was closed at 6:52 p.m.

Respective questions were offered by Councilmember Hizon, Councilmember Woessner, Councilmember Servatius, Councilmember Almberg, Mayor Pro Tem Munns, and Councilmember Larsen. Senior Planner Dennis LeFevre and Development Services Director Steve Powers answered the questions.

Motion: Almberg moved to add to draft Ordinance 1801, Section 2, 20.02.020 (9) “Wetland buffers do not include unvegetated and developed areas such as roads, buildings, and parking lots that do not provide functional value or structural stability to critical areas and therefore shall not be considered as an ecologically significant part of a buffer”, second by Servatius. Motion passed by a vote of four (4) for and two (2) opposed (Councilmember Servatius and Councilmember Woessner).

Motion: Councilmember Hizon moved to adopt Ordinance No 1801, amending Title 20 of the Oak Harbor Municipal Code updating the city’s critical areas regulations and as amended by motion, second by Councilmember Larsen. Motion passed by a vote of four (4) for, one (1) abstained (Mayor Pro Tem Munns) and one (1) opposed (Councilmember Servatius).

b. Ordinance No 1828 Amending OHMC Chapter 19.42 “Accessory Dwelling Units”:

Ray Lindenburg, Associate Planner provided the background summary and shared a PowerPoint presentation discussing the research performed, Planning Commission discussions, Public outreach and survey, and the planning commission as well as staff’s recommended changes.

Mayor Severns opened the public comment period at 8:27 p.m. There being none, public comment was closed.

Respective questions were offered by Councilmember Woessner, Mayor Pro Tem Munns, Councilmember Larsen, Councilmember Hizon, Councilmember Almberg, and Councilmember Servatius. Senior Planner Ray Lindenberg answered the questions.

Motion: Councilmember Hizon moved to amend Ordinance 1828 by striking Item 5, Section 19.42.030, second by Councilmember Almberg. Motion vote tied with three (3) for and three (3) opposed (Councilmember Servatius, Councilmember Larsen, and Mayor Pro Tem Munns). Motion passed by Mayor Severns’ vote in favor.

Motion: Councilmember Almberg moved to adopt Ordinance No 1828, as amended making changes to Chapter 19.42 “Accessory Dwelling Units” to Title 19 “Zoning” of the Oak Harbor Municipal Code, second by Mayor Pro Tem Munns. Motion passed by a vote of four (4) and two (2) opposed (Councilmember Servatius and Councilmember Larsen)

Motion: Councilmember Servatius moved to suspend rules and extend the meeting to 10:30 p.m., second by Councilmember Munns. The motion passed unanimously.

Mayor Severns called for a 5-minute recess at 9:00 p.m. Meeting reconvened at 9:05 p.m.

7. ORDINANCES & RESOLUTIONS

None.

8. CONTRACTS & AGREEMENTS

- a. Professional Services Agreement Amendment No 10: ERCI – Archaeology Services for Clean Water Facility and Windjammer Park.

Brett Arvidson, Project Engineer provided the background summary and shared a Power-Point presentation discussing Equinox Research and Consulting International (ERCI) archaeological services, the current archaeology status (Amendment 9), the proposed scope of work for amendment 10, and the current financial status.

Mayor Severns opened the item up for public comment at 9:16 p.m., there being none, public comment was closed

Respective questions were offered by Councilmember Servatius. Project Engineer Brett Arvidson answered the questions.

Motion: Mayor Pro Tem Munns moved to authorize the Mayor to sign Amendment No 10 to the Professional Services Agreement with Equinox Research Consulting International (ERCI) for Archaeological Services related to the new wastewater treatment plant in the amount of \$87,330.70, increasing the corrected total contract amount from \$1,421,182.30 to \$1,508,513, second by Councilmember Larsen. The motion passed unanimously.

- b. Professional Services Agreement Amendment No 3: KBA Construction, Inc. – Clean Water Facility & Windjammer Park

Brett Arvidson, Project Engineer provided the background summary and shared a Power-Point presentation discussing KBA Construction Management's scope of services as related to finance, construction and close-out, the level of effort, and the current contract financials.

No citizen comment.

Respective questions were offered by Councilmember Larsen, Councilmember Woessner, and Councilmember Almberg. Project Engineer Brett Arvidson answered the questions.

Motion: Mayor Pro Tem Munns moved to authorize the Mayor to sign Contract Amendment No 3 with KBA, Inc in the amount of \$543,500 increasing the total contract amount from \$3,617,500 to \$4,161,000, second by Councilmember Hizon. The motion passed unanimously.

- c. Interlocal Agreement with Oak Harbor School District – School Resource Officer

Kevin Dresker, Police Chief provided the background summary regarding the school resource officer position within the Oak Harbor School District. The proposed interlocal agreement is for one year and provides a 50 percent financial commitment from the school district.

No citizen comment.

Respective questions were offered by Councilmember Larsen and Councilmember Hizon. Police Chief Kevin Dresker answered the questions.

Motion: Councilmember Larsen moved to authorize the Mayor to sign the Interlocal Agreement with Oak Harbor School District for a School Resource Officer for the 2018-2019 School Year, second by Councilmember Almberg. The motion passed unanimously.

9. OTHER ITEMS FOR CONSIDERATION

- a. Authorization to Submit Rate Analysis Proposal to Navy for Wastewater Treatment Plant, connection and wastewater treatment.

Cathy Rosen, Public Works Director provided the background summary and shared a PowerPoint presentation discussing the Navy's specific request to provide revised cost projections for conveyance, treatment and operations and maintenance if the Navy were to connect to the Clean Water Facility, as well as discussing the considerations the City would need to evaluate and the proposed costs the City would incur for a rate analysis to be performed. The City's response to the Request for Quotation included a total estimated fee of \$139,275.40 for consultant assistance.

No public comment.

Respective questions were offered by Mayor Pro Tem Munns, Councilmember Almberg, Councilmember Larsen and Councilmember Hizon. Public Works Director Cathy Rosen answered the questions.

Motion: Councilmember Servatius moved to authorize the Mayor to submit the proposal regarding a wastewater treatment plant connection fee and treatment rate analysis as outlined in the Navy's Request for Quotations No N4425518T002, second by Mayor Pro Tem Munns. The motion passed unanimously.

- b. Resolution 18-21: Authorization to sell three vessels and three boat trailer for non-payment of moorage and storage charges.

Chris Sublet, Harbormaster provided the background regarding three vessels and three boat trailers for non-payment of moorage and storage charges. Mr. Sublet discussed the steps taken to collect charges and provide notice to vessel and boat trailer owners.

No public comment.

Respective questions were offered by Councilmember Servatius. Harbormaster Chris Sublet answered the questions.

Motion: Mayor Pro Tem Munns moved to approve Resolution 18-21 authorizing the sale of three vessels and three boat trailers in order to collect unpaid moorage and storage charges, second by Councilmember Almberg. The motion passed unanimously.

- c. Nomination of City Representation for Public Transportation Benefit Area Board Member (Island Transit).

Mayor Severns provided the background regarding Councilmember Almberg's resignation from the Island Transit board and the need to select a new city representative to serve as a member of the board.

Respective questions were offered by Councilmember Hizon and Mayor Severns answered the questions.

Motion: Councilmember AlMBERG moved to nominate Mayor Pro Tem Munns as the new city representative member on the Public Transportation Benefit Area Board, motion was seconded by Councilmember Hizon. The motion passed unanimously.

10. REPORTS & ITEMS FOR DISCUSSION

None.

11. EXECUTIVE SESSION

None.

ADJOURN

Motion: Motion by Councilmember Woessner to adjourn, second by Councilmember Larsen. Motion was approved by a unanimous vote, therefore the meeting adjourned at 10:11p.m.

Certified by Carla Brown, City Clerk