

2024

City Council

Priorities

Interim City Administrator Sabrina Combs



SPECIAL
City Council Workshop
April 10, 2024



Background

The draft 2024 priorities list was created during the February 12, 2024 Council Retreat.





Retreat Insights

We Do What We Fund

Our priorities are great ideas, plans, projects, amenities; but how do we fund it?

Items that include a need for on-going operations should include how they will be funded whether it be through grants, partnerships, levies, taxes, etc.

We need to include the public in the conversation because we are spending their dollars.



Overarching Priorities

- Central Development Area (CDA)
- Marina
- Recreation/Pool/Civic Center
- Infrastructure Facilities Improvement
- Quality/Safety
- Housing
- Affordability
- Representative Form of Government

Ranking Priorities

1

Central Development Area

2

- **Marina**
- **Recreation Center/Pool/Civic Center**
- **Infrastructure/Facilities**
- **Quality/Safety**

3

- **Housing**
- **Affordability**
- **Representative Form of Government**



CENTRAL DEVELOPMENT AREA (CDA)

An area of commercial development is located in the downtown corridor between State Route 20 and the City of Oak Harbor Marina. Creating a connective and inviting downtown corridor for residents, businesses, and tourists.

- **Infrastructure**
- **Market Analysis**
- **Design Guidelines**
- **Cohesive Connection between Downtown and Waterfront**
- **Add Housing Supply and Increase Density**
- **Consider the building of a tourism-related venue as a potential revenue source for the City (hotel, convention center, mixed-use facility, etc.)**

Develop the current City of Oak Harbor Marina into a destination location by addressing required dredging for larger vessels, making necessary repairs, enhancing and adding amenities, and pursuing the addition of other buildings to increase the facility use.

- **Draft a Marina Development Plan.**
- **Implementation of the Dredging Project with phases for dredging of the Marina, the channel, replacement of the breakwater and failing docks.**
- **Identify funding methods for the Marina Dredging project.**
- **Gain community support for Marina projects.**
- **Grow Marina usage for non-boaters by creating events and venues that attract both boaters and non-boaters to the Marina.**
- **Upgrade the Harbormasters office, restrooms, showers, and laundry facilities.**
- **Address boat storage needs and parking for increased use of the property.**
- **Identify transportation resources to move people between downtown and the Marina.**
- **Consider building a tourism-related venue as a potential revenue source.**
- **Identify recurring revenue sources outside of user fees (B&O funding for debt service).**

2

Recreation Center/Pool/Civic Center

Create a strategic plan for building a recreation center with indoor/outdoor amenities, including walking tracks, classrooms, sports recreation fields, pool for community use and increased tourism opportunities, and office space for staffing to support programs.

- **Complete a feasibility study.**
- **Investigate funding sources.**
- **Identify building needs based on current facilities and potential site locations.**
- **Consider the addition of an EV Charging Station**
- **Consider transition from current structures (i.e., The Center).**
- **Address inclusion for various age groups and cultures.**
- **Engagement with the community for needs assessment including input regarding priorities for spaces, programs, and potential funding sources.**
- **Provide multiple transportation options to meet community needs.**
- **Include security features for cameras, badge readers, and broadcast system for emergencies and lost child notices.**
- **Establish a cost recovery model to ensure sustainable operations.**

2

Infrastructure/Facilities Improvements

Identify necessary building improvements and options for short-term repairs and long-term replacement of the City Hall, Police Department, and The Center. Future facility discussions must include plans for future City services and an increase in staffing to provide resources for residential growth. The plan needs to include funding of the Facility Replacement Fund (504), by using the facility evaluation as a baseline to understand potential funding requirements.

2

Infrastructure/Facilities Improvements City Hall

This building was formerly the community library before being a shared City Hall and library and finally the City Hall building. It is more than sixty years old and has the needs of a building of that age, including the need for multiple repairs and facility challenges as an older building. The major systems, such as electrical, HVAC, roofs, windows, will all require replacement at some point. The City needs to consider future options for housing City Hall staff because these buildings have potential safety and seismic standard concerns. Facilities staff is conducting limited (low cost) office improvements and basic repairs as the City starts the planning process for future replacement structures.

2

Infrastructure/Facilities Improvements City Hall

Here is a list of items staff is currently working on:

- **Procurement is working on ordering generators. There is a new state contract that is under review before we go out to bid. Generators should have EV charging capability.**
- **Consider the addition of an EV Charging Station**
- **Roof replacement is required. Need to determine a funding source and the type of roofing repair the City wants to complete.**
- **Consideration of building a new City Hall and requirements, including but not limited to space for additional staff, community space, larger Council Chambers with technology enhancements for meetings, Council office space, breakroom/workout room to address wellness needs for staff, parking for staff/community use, and security cameras/badging systems for staff safety. A new facility should be designed in a way to address serving the City for several decades.**

2

Infrastructure/Facilities Improvements Fire Department

- **Building a second Fire Station.**
- **Adding staff to improve response times.**
- **Identify if there are any current or upcoming needs for the current Fire Station.**

2

Infrastructure/Facilities Improvements The Center

- **Procurement is working on ordering generators. There is a new state contract that is under review before we go out to bid. Generators should have EV charging capability.**
- **Roof was replaced in 2023.**
- **Additional facilities on the property require repairs/roof.**
- **Currently working on funding to address parking lot repairs.**
- **Considering new facility options as part of the plan for a Recreation Center and which services in this building and additional buildings on-site need to be included in the plans for the recreation center.**
- **Consider the addition of an EV Charging Station**

2

Infrastructure/Facilities Improvements Police Department

This facility is also nearing the end of its useful life cycle. This building requires multiple repairs and has several facility challenges as an older building. The major systems, such as electrical, HVAC, roofs, windows, will require replacement. The City needs to consider future options for housing Police Department staff because these buildings have potential safety and seismic standard concerns. Currently, staff is working to address roof replacement as a necessary repair. However, the City needs to determine a funding source and decide the type of roof replacement plan they want to use.

A new facility should be designed in a way to address serving the City for several decades, including but not limited to jail requirements/needs, space for staff growth, training, workout room/break rooms, storage, and community space.

2

Infrastructure/Facilities Improvements Police Department

Procurement staff is working on ordering generators. There is a new state contract that is under review before we go out to bid. Generators should have EV charging capability. We might also consider the addition of an EV Charging Station.

Facility staff are currently addressing limited low-cost office improvements that provide basic repairs while the City starts the planning process to replace (or purchase) structures that will address future needs.



Quality/Safety

Improve the amenities and accessibility for the community while addressing the safety concerns of community members by increasing Police presence by adding more officers to the Police Department.

- **Identify funding for more police officers.**
- **Look for creative ways to provide more police presence through technology opportunities.**
- **Research funding mechanisms for adding more police officers to the department.**
- **Continue to highlight and share the work our law enforcement staff are doing in our community.**
- **Work with legislators to increase regional training opportunities to increase the number of applicants for positions.**
- **Continue to keep competitive pay for officers.**
- **Restarting Citizen Academy and Police Advisory Board.**



Housing

Provide more workforce housing to increase affordable housing options for the community.

- **Work with Legislators to address growth requirement impacts to Oak Harbor and to spread growth out evenly across Whidbey Island.**
- **Increase affordable housing options for individuals working in Oak Harbor.**



Affordability

Reduce the cost impact to residents for utilities.

- **Work with legislators to reduce the City's debt.**
- **Continue to educate customers about rate structures.**

3

Representative Form of Government

Council is discussing the options for changing government operations in the City of Oak Harbor. Currently the City has a strong Mayor form of government. Any changes would require a vote by registered voters in the City limits. Some of the options under consideration include:

- **No changes – keep part-time strong Mayor.**
- **Increasing part-time Mayor to a full-time Mayor position.**
- **Consider shifting to a City Manager/Council form of government.**