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MINUTES

Regular Meeting of the Board of Commissioners
Fidalgo Pool & Fitness Center
Thursday, February 6, 2020 5:30 p.m.

CALL TO ORDER

The meeting was called to order at 5:30 p.m.

Commissioners Present: C Mathes, K Hansen, D Way, A Olson

Commissioners Absent: J McNett

Staff Present: Executive Director M Everton

PUBLIC COMMENTS/CORRESPONDENCE

There were no public comments.

NEW BUSINESS

Comm Olson and the ED updated the Commissioners on the current status of City-FPFC discussions. The Commissioners had a number of suggestions. Specifically:

1. Status of the Interlocal Agreement. The draft agreement was reviewed. The ED pointed to the primary change from previous drafts—truncation of the term from 12 months to six months, terminating 7/31/20, with an option to extend. Based on review/discussion, there were two Commissioner requests w/r/t a final draft: (a) inclusion of milestones (see Item 6 below) into the document; and (b) definition of a Joint Operating Agreement, should one become necessary. There was discussion re: who will run the facility, in whole or in part, and potential organizational rental rates, which the ED indicated were TBD. The ED was directed to communicate Interlocal changes to the City attorney.
2. Review of Building Programming work. Comm Olson reviewed the Programming element sheet developed by Comm McNett in detail, highlighting respective responsibilities of each party. He stressed that the elements and square footage totals shown were very preliminary and subject to significant revision. Totals: roughly 73,000 sf, which at \$550/sf roughly equates to a \$40M total cost.
3. Site planning. There was discussion at the joint meeting re: using ARC to develop an initial site plan. The advantage to ARC is that they can hit the ground running, given prior work that they have done for FPFC. There were questions from the Commissioners re: potential fees and cost responsibility. The ED indicated that ARC was in the process

of revising their quote and that any costs must be borne through seed money. There was general agreement from the joint committee that employing ARC's services makes sense and interest in moving forward. A site plan would then be used to cost the project.

4. Jeter property. There was discussion at the joint committee meeting re: the general intent of the Jeter gift and status of ownership. This will be clarified moving forward.
5. Planning considerations. The City brought up a number of planning elements—traffic impact, stormwater, parking, landscaping, permitting—which will need to be resolved as the parties move forward. Inherent in this process is effective community outreach.
6. Milestones. (a) Interlocal—2/20 delivery; (b) Elements—2/20 delivery; (c) Site Design—3/20-4/20; Costing—4/20; Facility Programming/budget, Graphics Development—5/20-6/20; Community Outreach/Fundraising—7/20; Bond Vote 2/21.
7. General Considerations. School District integration. Methodist Church integration. Construction staging.
8. Server Farm. Comm Hansen suggested that consideration be given to relocating the City server farm from the Anacortes Library to the new facility. He noted a feedback loop, i.e. that server operation could potentially be used to heat the pool, while the pool could be used to cool the servers. Potential future utility cost savings could be material.
9. Agenda Items. The next joint meeting is scheduled for 1:30 on 2/20. The ED will add a joint meeting review, as well as review of the revised Interlocal Agreement to the next regular meeting agenda.

MOTION: A motion was made and seconded to adjourn the at 6:15 p.m. The motion passed unanimously.

The next regular Commission meeting is scheduled for Thursday, February 20 at 5:30 p.m. at FPFC.