



FY 2022 TO 2027 CAPITAL FACILITY PLAN

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City of College Place: 625 S. College Ave, Phone: 509-529-1200 Website: www.cpwa.us

City Council

- Norma Hernandez, Mayor
- Jerry Bobbitt, Council Position #1
- Michael Cleveland, Council Position #2
- Marge Nyhagen, Council Position #3
- Loren Peterson, Council Position #4
- Melodie Selby, Council Position #5
- Heather Schermann, Council Position #6
- Monica Boyle, Council Position #7

CFP Management Team

- Mike Rizzitiello, City Administrator
- Brian Carleton, Finance Director
- Troy Tomaras, Police Chief
- David Winter, Fire Chief
- Robert McAndrews, Public Works Director
- Jon Rickard, Community Development Director

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II. WHAT IS A CAPITAL FACILITY PLAN (CFP)?

- ▶ The Capital Facilities & Transportation Improvement Plan (CFP) is a planning tool that lists current and future City capital facilities projects. It is important to note that just because a project is listed in the CFP, it does not mean funds have been budgeted or are available. This document is a tool for current and long-term planning purposes.
- ▶ Each year the city is required by the state to adopt a CFP for planning and funding of capital projects. The CFP is a project planning tool which covers all aspects of infrastructure planning within the city. The projects included in the CFP are those that are needed to meet the concurrency requirements of the Growth Management Act (GMA), transportation projects to be included in the TIP, and other capital projects planned for the next six-year period.
- ▶ The TIP is a transportation planning tool used by the Washington State Department of Transportation (WSDOT) to allocate funding for local agency projects. The WSDOT will not fund transportation projects that are not included in the TIP. Comments received on transportation projects will apply to both the CFP and TIP.
- ▶ Staff has identified and prioritized projects for consideration by the Council. The CFP and TIP are six-year planning tools. The general approach for project selection and prioritization was based on criteria covering City Council goals, infrastructure needs, community benefits, employment impact, safety, and other factors (mandates, obligations, and outside funding). The departments evaluated the proposed projects and results are forwarded to the City Council for consideration.
- ▶ **Many projects in Capital Facility Plan are reprioritized throughout the year based on the pursuit and award outside Federal, State, and Private grant opportunities.**
- ▶ **The City is able to reconstruct and maintain Federally classified roads better because they are eligible for Federal and State grant funds. These streets include: Rose, C, Whitman, 4th, 12th, Lamperti/Mojonnier, Taumaurson, Myra, Larch, Meadowbrook, College, Academy, and Doans.**
- ▶ **All other streets are local and ineligible for Federal and State grants.**
- ▶ **Status Definitions**
 - ▶ **Budgeted:** Project will occur in Fiscal Year 2022.
 - ▶ **Planned:** Project planned for the future. City is in the process of assembling grant funds for the project.



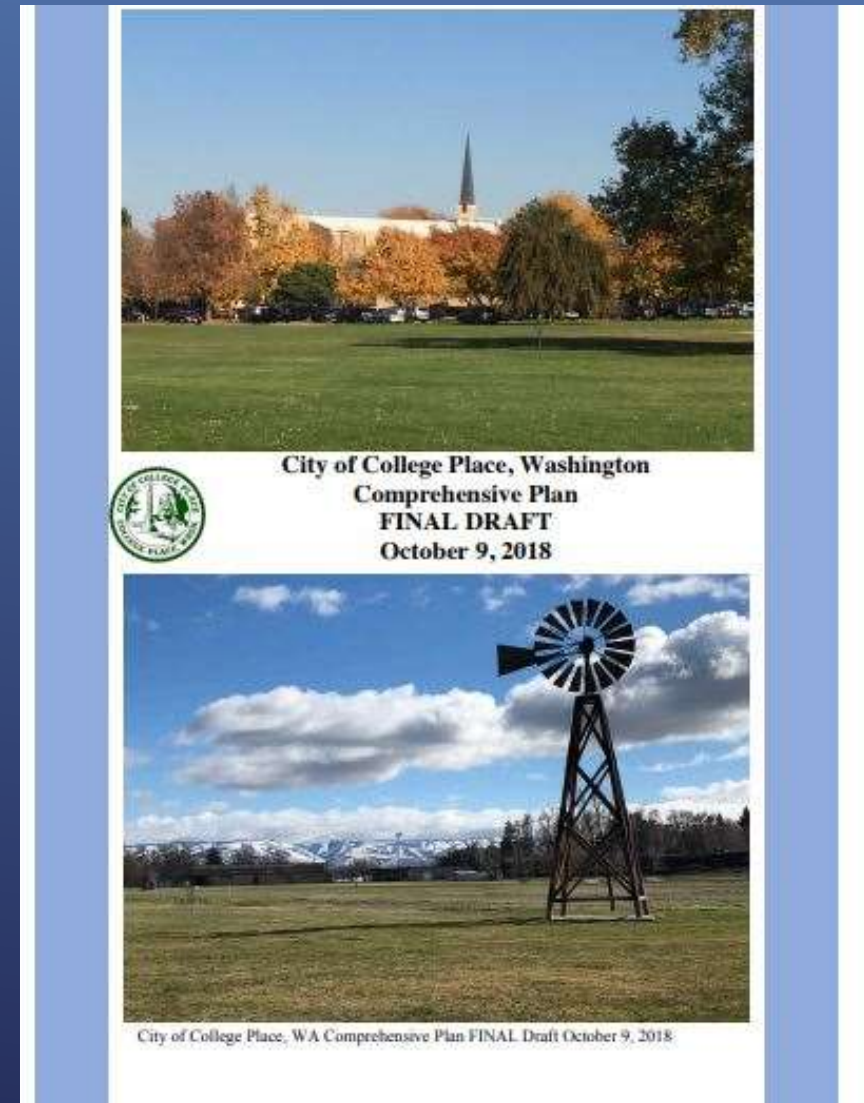
III. FY 2022 PRIORITY PROJECTS

- ▶ A. Well #6 Drinking Water Well Replacement Final Wellhouse Engineering/Start Construction: \$2,850,000.00 (Grant/Loan funded) Major construction in FY 2022.
- ▶ B. Wastewater Treatment Plant Improvement Begin Construction: \$2,000,000 (Ecology/USDA/Federal Appropriation) Most Construction in FY 2023.
- ▶ C. Regional Fire Training Tower Contribution: \$324,500 (Total over five years).
- ▶ D. 4Bikes Project: \$600,000 (TIB Grant, City)
- ▶ E. Lions Park Renovation : \$3,256,683 (REET, State RCO Grants, Sherwood Trust Grant, Partnerships)
- ▶ F. SW Mojonner Rd Reconstruction: \$711,000 (Walla Walla MPO, City Street Improvement Fund/TIF Federal Highway Bill) Most Construction in FY 2023.
- ▶ G. City Council Chambers AV/OPMA Upgrade: \$300,000 (Federal ARPA Grant).



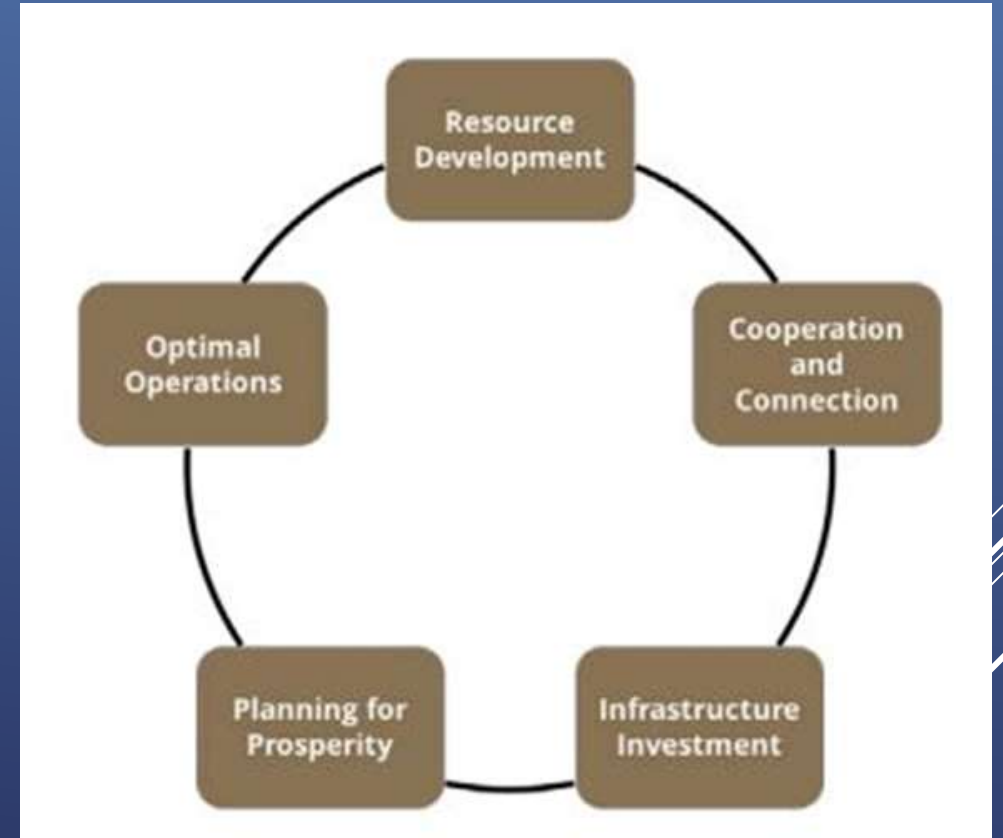
IV. 2018 COMPREHENSIVE PLAN

- Adopted by City Council on October 9th, 2018
- Aspirational goals and objectives for the City over the next twenty years.
- Mandated by the Washington State Growth Management Act.
- Goals that this Capital Facility Plan satisfies:
 - Goal #11: Maintain and improve existing utilities and services while planning for new growth and development.
 - Goal #17: Provide reliable, effective, and efficient utility services at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.
 - Goal #23: Maintain the city's infrastructure so that it meets the needs of existing employers and targeted industries.



V. STRATEGIC PLAN: 2017 TO 2026

- Adopted by City Council on July 25th, 2017 and revised/adopted via Ordinance No. 19-005 on February 12th, 2019 as well as Ordinance No. 21-010 on June 22nd, 2021.
- Ten year framework for vision, values, and work plan.
- Five Tenants
 - Resource Development
 - Economic Development Strategy
 - Develop Design Standard and Mixed-Use Zone
 - Cooperation and Connection
 - Create annual community events
 - Increase outreach program
 - Increase volunteer commissions
 - Infrastructure Investment
 - Stormwater utility
 - Safe and sustainable water supply
 - Fully funded wastewater utility
 - Local streets are refurbished or rebuilt
 - Planning for Prosperity
 - Optimal Operations



V. STRATEGIC PLAN: 2017 TO 2026

- Adopted by City Council on July 25th, 2017 and revised/adopted via Ordinance No. 19-005 on February 12th, 2019 as well as Ordinance No. 21-010 on June 22nd, 2021.
- Ten year framework for vision, values, and work plan.
- Five Tenants
 - Planning for Prosperity
 - Produces and adopts a Comprehensive Plan
 - City government flexible enough to permit innovation
 - Optimal Operations
 - Staffed to nationally-recognized human resource levels
 - Construct new and modify existing City facilities based on nationally-recognized standards
 - GIS is used for comparative advantage and municipal leadership.



VI. LONG TERM FINANCIAL STRATEGY

Key Financial Principles

- ▶ Make Trade-Offs
- ▶ Do It Well
- ▶ Focus Programs on College Place Residents and Businesses
- ▶ Preserve Physical Infrastructure
- ▶ Use Unexpected One-Time Revenues for One-Time Costs or Reserves
- ▶ Invest in Employees
- ▶ Pursue Innovative Approaches to Service Delivery
- ▶ Contract In/Contract Out
- ▶ Maintain Capacity to Respond to Emerging Community Needs
- ▶ Pursue Entrepreneurial Initiatives
- ▶ Address Unfunded Liabilities
- ▶ Selectively Recover Costs
- ▶ Recognize the Connection Between the Operating and Capital Budgets.

Guidelines

- ▶ What Should the City Do Every Year, Whether the Financial Forecast is Positive or Negative?
 - ▶ Increase operating cost recovery (user fees)
 - ▶ Pursue cost sharing
- ▶ What Should the City DO in the Following Year's Budget When the Financial Forecast is Positive?
 - ▶ Assess the situation
 - ▶ Maintain adequate reserves
 - ▶ Use one-time revenues only for one-time expenses
 - ▶ Use recurring revenues for recurring costs or for one-time expenses
 - ▶ Stay faithful to City goals over the long run
 - ▶ Think carefully when considering revenue cuts
 - ▶ Think long-term
- ▶ What Should the City DO in the Following Year's Budget When the Financial Forecast is Negative?
 - ▶ Assess the situation
 - ▶ Use reserves sparingly
 - ▶ Reduce services
 - ▶ Continue to think carefully when considering tax increases
- ▶ What Should the Council Consider Before Increasing Taxes?
 - ▶ Will the increase result in programs or services that will have a quantifiable public benefit?
 - ▶ Is the tax source related and connected to the services that are to be supported by the new revenue?
 - ▶ Is the increase fully justifiable in terms of need?
 - ▶ Has every effort to educate citizens about the tax been taken in advance of the increase?
 - ▶ Are the services that are intended to be supported by the new revenue supportable into the foreseeable future?
- ▶ What Should the Council Consider Before Asking Residents to Increase Taxes?
 - ▶ Have efforts to educate residents about the tax been made?
 - ▶ Has there been ample time for residents to debate and discuss the issue?
 - ▶ Has the council taken the time to listen to residents' concerns?
 - ▶ Do our residents understand what the results will be following implementation of the new tax?

VII. CAPITAL FACILITY PLAN DEVELOPMENT & REVIEW PROCESS



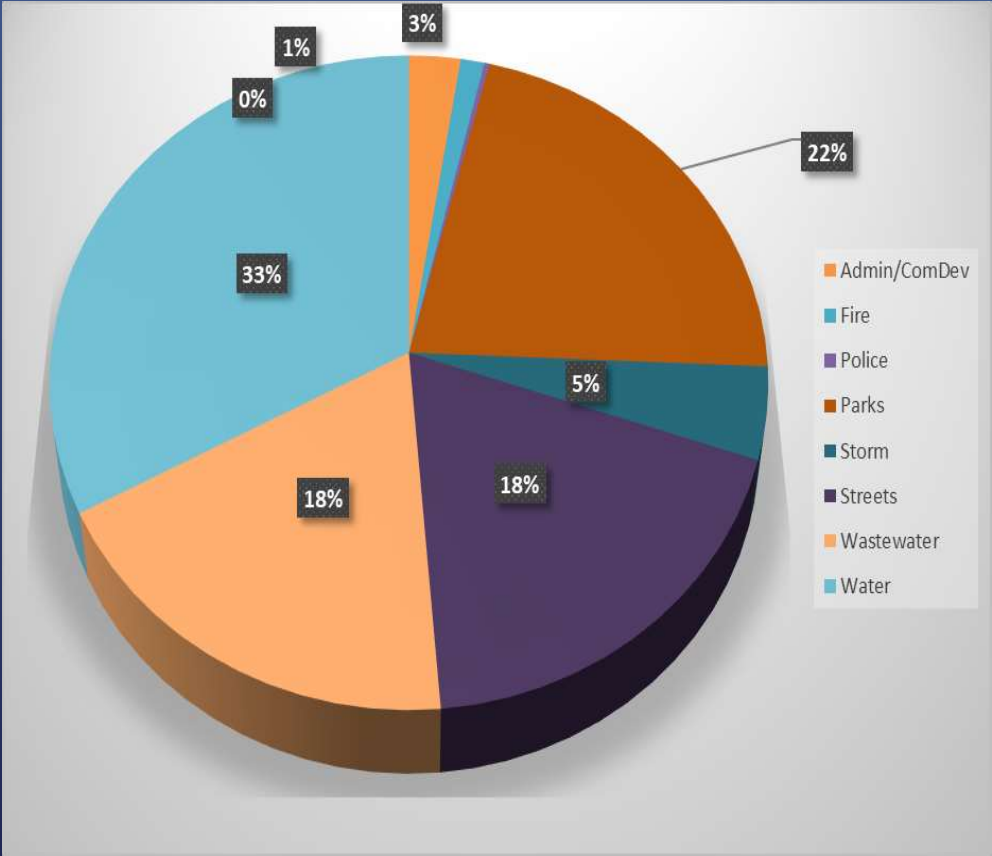
VIII. COMPLETED PROJECTS IN FY 2020

| Capital Facility Projects Completed in FY 2021 | | | |
|--|------------|--|-----------------|
| Project | Type | Description | Cost |
| Facility (Fire HVAC) | Fire | Rebuild ext Loop circulation pump and pm it loop. | \$ 15,000.00 |
| Police Evidence Building | Police | Construction of evidence and storage building. | \$ 149,500.00 |
| 12th Street Parklet | Park | Trust Leadership Group 12th Street Parklet Project. | \$ 10,000.00 |
| NE Destito Ct Stormwater Retrofit. | Storm | Fix flooding issues with new stormwater infrastructure on NE Destito Ct. | \$ 240,000.00 |
| SE Meadowbrook Blvd Overlay | Streets | Finish up overlay on SE Meadowbrook Blvd from SR 125 to SE Lamperti St. | \$ 313,560.00 |
| Safewalk College Place | Streets | Installation of sidewalks on SW Davis, SW Bade, and SW 12th Street. | \$ 421,530.00 |
| FY 2021 Chipseal Program | Streets | Planned annual chip seal for 2021 | \$ 60,000.00 |
| Southwest Wastewater Trunk Line Project | Wastewater | Installation of replacement lift station and line for SW part of town. | \$ 7,587,097.00 |
| Total | | | \$8,796,687.00 |

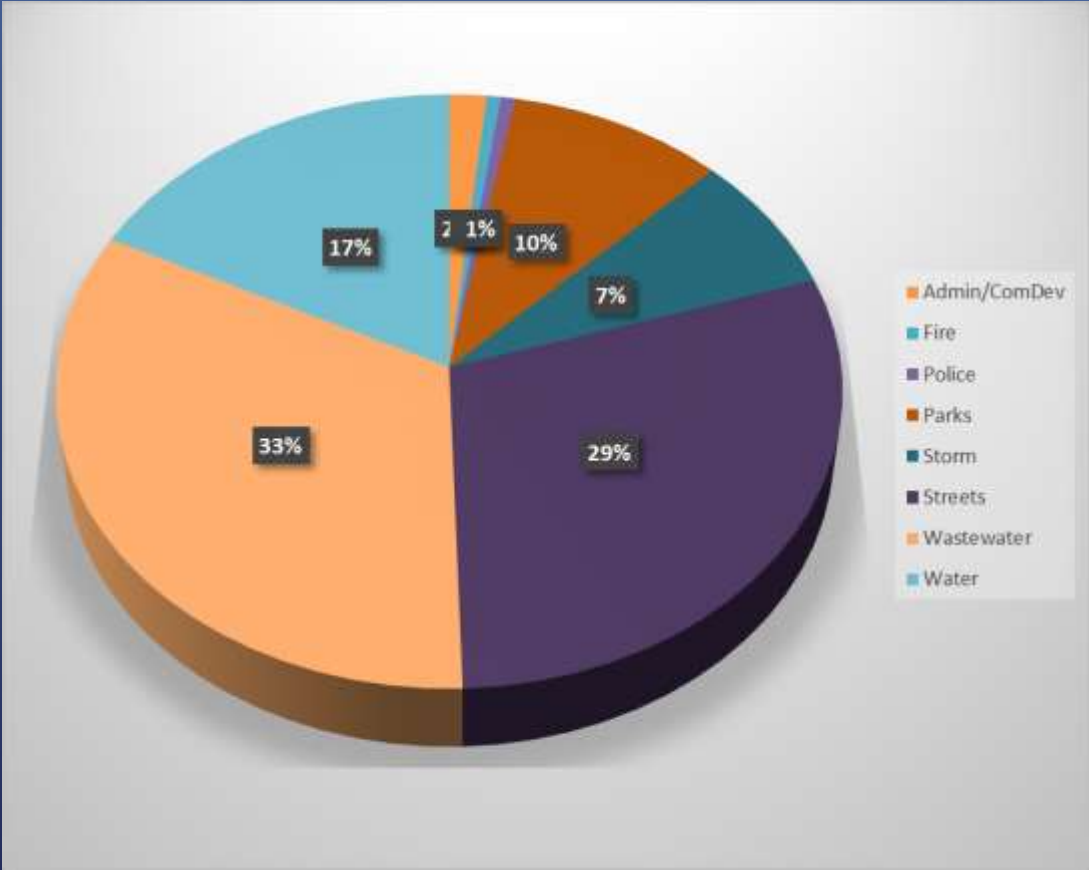


IX. CAPITAL FACILITY PLAN SUMMARY – FY 2022 VS. (2022 TO 2027)

Fiscal Year 2022

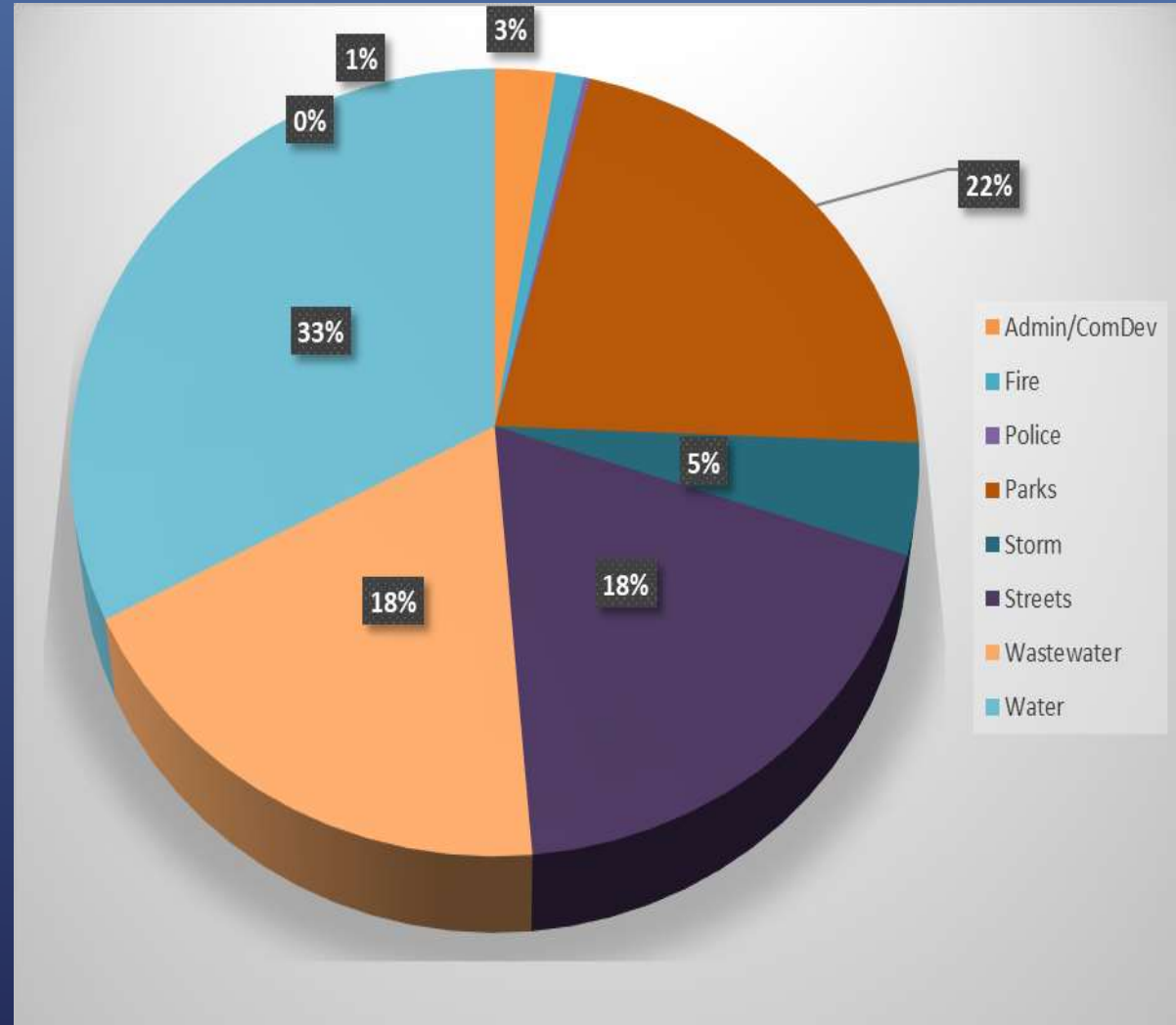


Fiscal Year 2022 to 2027



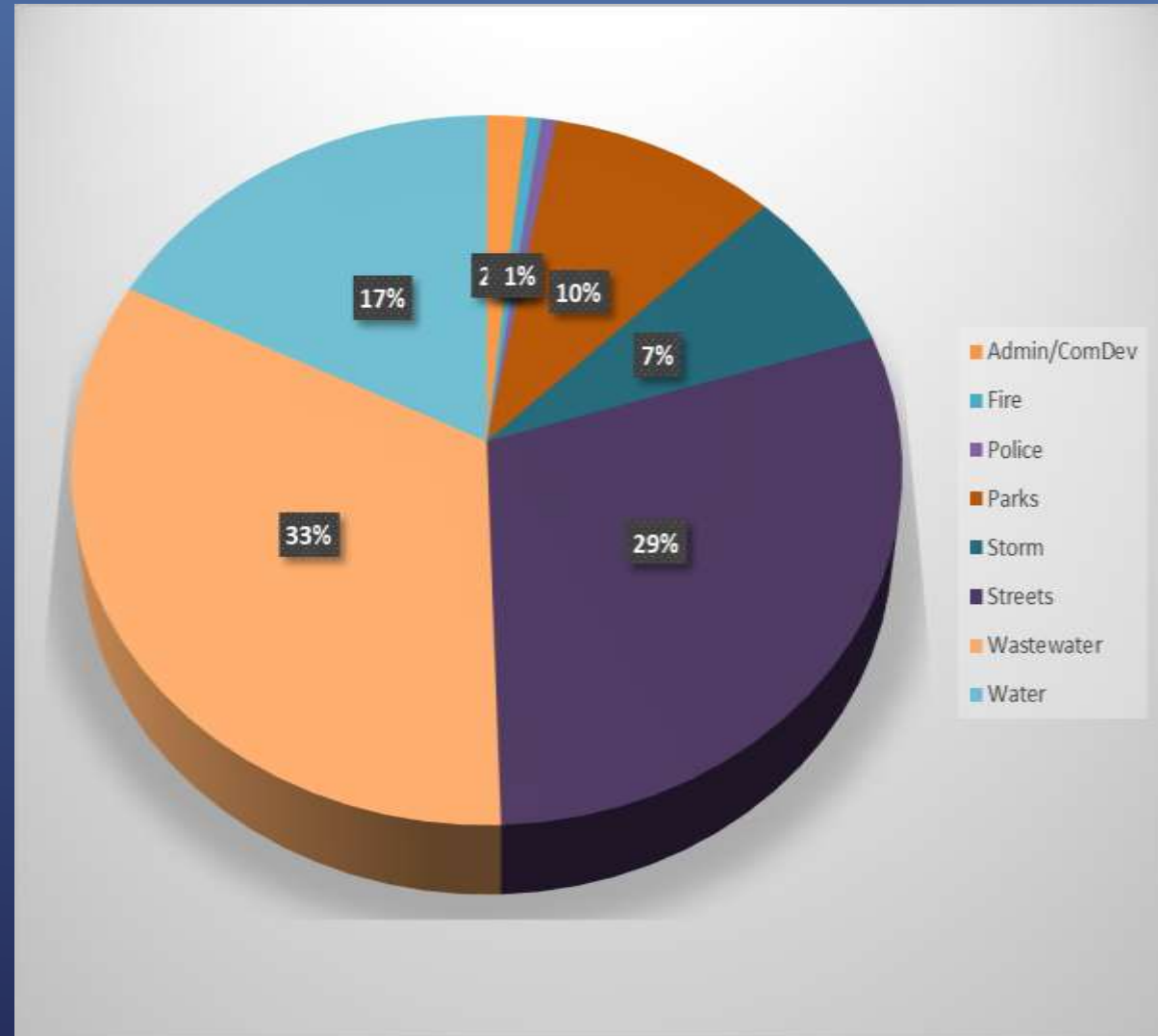
X. CAPITAL FACILITY PLAN – FY 2022

| Capital Facility Plan: FY 2022 | |
|--------------------------------|-------------------------|
| Department | Expense |
| Admin/ComDev | \$ 380,000.00 |
| Fire | \$ 174,900.00 |
| Police | \$ 38,000.00 |
| Parks | \$ 3,256,683.00 |
| Storm | \$ 679,860.00 |
| Streets | \$ 2,775,000.00 |
| Wastewater | \$ 2,765,000.00 |
| Water | \$ 4,927,000.00 |
| Total | \$ 14,996,443.00 |



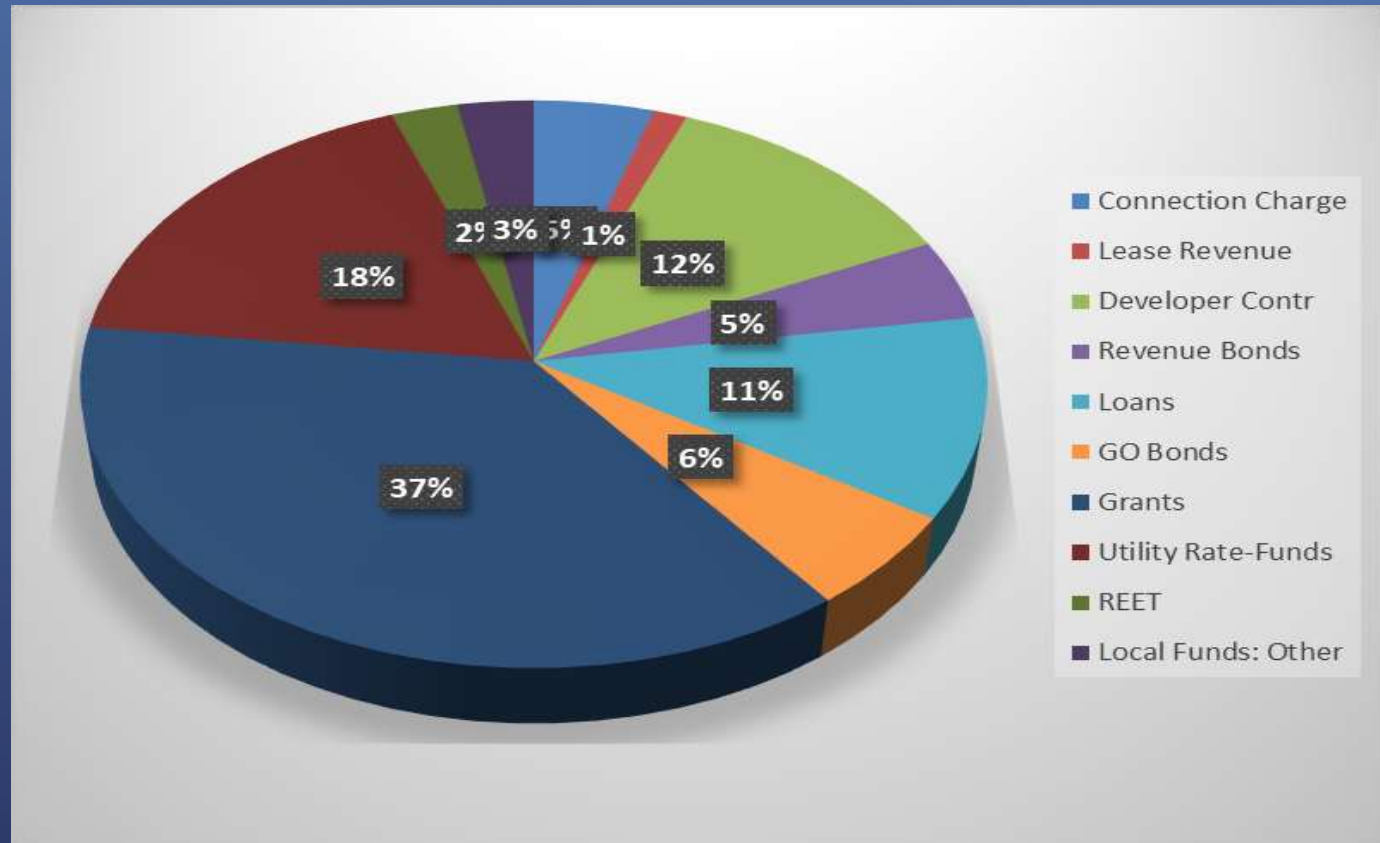
XI. CAPITAL FACILITY PLAN – FY 2022 TO 2027

| Capital Facility Plan: FY 2022 to 2027 | |
|--|-------------------------|
| Department | Expense |
| Admin/ComDev | \$ 1,447,000.00 |
| Fire | \$ 539,950.00 |
| Police | \$ 551,000.00 |
| Parks | \$ 8,348,482.00 |
| Storm | \$ 6,565,000.00 |
| Streets | \$ 25,474,698.56 |
| Wastewater | \$ 28,543,997.00 |
| Water | \$ 15,261,987.00 |
| Total | \$ 86,732,114.56 |



XII. ANTICIPATED REVENUE SOURCES

| Revenue Projection: FY 2022 to FY 2027 | |
|--|-------------------------|
| Revenue Type | Total |
| Connection Charge | \$ 4,047,755.00 |
| Lease Revenue | \$ 1,140,720.00 |
| Developer Contr | \$ 10,498,988.41 |
| Revenue Bonds | \$ 4,000,000.00 |
| Loans | \$ 10,061,987.20 |
| GO Bonds | \$ 4,907,555.40 |
| Grants | \$ 32,704,040.10 |
| Utility Rate-Funds | \$ 15,378,477.23 |
| REET | \$ 2,240,928.00 |
| Local Funds: Other | \$ 2,573,600.00 |
| Total | \$ 86,732,114.56 |



Revenue Narrative: The six-year Capital Facility Plan (excluding equipment replacement and Information Technology) amounts to \$86,732,114.56. Over 49% of the plan is contingent upon successful application of grants and future developer contributions. Projects driven by development will not occur unless projected development occurs.

XIII. PRIORITIZATION EXPLANATION

- ▶ All projects in the Capital Facility Plan (CFP) were assigned a prioritization value.
 - ▶ High: Project needs to happen as soon as possible. Projects to be funded by a combination of city funds, grants, and loan dollars. Infrastructure in very poor condition or solving a key deficiency in existing system.
 - ▶ Medium: Project needs to happen at some point but is not an immediate concern.
 - ▶ Low: Project driven by availability of grants or pace of development. Project will not happen without grant or projected development pattern.



The map displays the City of McKinney, Texas, with a focus on the proposed wastewater treatment plant location. The city limits are outlined in black. The project area is highlighted in red, showing the proposed plant location and associated infrastructure. The map includes numerous street names, such as McKinney, Wallula, Blalock, Evans, York, Goose, Locati, Damson, Villa, Rose, Della, Myra, Poplar, Erin, Jade, Avery, Army, Navy, Parade, Kelly, Justice, Winona, Bliss, Lawson, Valley, Grandview, Brickner, Suncrest, Julia, Doans, Whitman, Greeley, and Russet. The map also shows various utility lines, including wastewater mains (red lines) and water mains (blue lines). A legend in the bottom right corner defines the symbols used: City Limits (black outline), Project (red outline), Project Streets (red lines), Wastewater Mains (red lines), and Water Mains (blue lines). The map is credited to MCMINN, Inc., and the GIS User Community.

XV. CFP - FACILITIES



A. CITY HALL

- ▶ I. 2022
 - ▶ City Council Chambers Design Room AV System Install, Sallyport Design - \$80,000 (High)
 - ▶ City Council Chambers AV/OPMA Upgrade - \$300,000 (High)
- ▶ II. 2023
 - ▶ City Hall Conference Room Furnishings - \$50,000 (Medium)
 - ▶ City Hall Council Chambers/Sallyport/Jail Area Remodel - \$800,000 (High)
- ▶ III. 2024
 - ▶ City Hall Exterior Beam Repair - \$35,000 (Medium)
 - ▶ City Hall Exterior Paint - \$12,000 (Low)
- ▶ IV. 2025
 - ▶ City Hall Restroom Renovation - \$40,000 (Medium)
- ▶ V. 2026
 - ▶ City Hall Landscaping - \$50,000 (Low)
 - ▶ City Hall Parking Lot (East End Improvements) - \$80,000 (Low)



How do we pay for it?

- 100% - Federal ARPA for Council Chambers AV
- 100 % - Current Expense/Facilities Maintenance Reserve

B. FIRE DEPARTMENT

- ▶ Fire Department was constructed in 2001. Little renovation work has occurred since this time.
- ▶ I. 2022
 - ▶ Replace Exterior Staircase on East Side of Building - \$30,000 (High)
 - ▶ Regional Fire Training tower to replace outdated/dangerous one - \$64,900 estimated per year for five years at \$324,500 total to cover our proportional share. (High)
 - ▶ Renovate Dorm Rooms - \$40,000 (Medium)
 - ▶ Dorm Room Furniture - \$30,000 (Medium)
 - ▶ Water Source Heat Pump Replacement - \$10,000 (Medium)
- ▶ III. 2023
 - ▶ Water Source Heat Pump Replacement - \$80,000 (Medium – ESCO)
- ▶ IV. 2024
 - ▶ Moline Gas Heater Replacement - \$10,000 (Medium – ESCO)
 - ▶ Gas Furnace 75000 BTU HR Replacement - \$13,450 (Medium – ESCO)
- ▶ V. 2025
 - ▶ Hot Water Pump 2 HP - \$2,000 (Low – ESCO)



How do we pay for it?

- 100 % - Current Expense/Facilities Maintenance Reserve

C. POLICE DEPARTMENT

- ▶ All of Police moved into former Annex Building in 2017.
- ▶ I. 2022
 - ▶ Gun Range Building - \$23,000 (High)
 - ▶ RTU Package 3 Ton Heater/Chiller - \$15,000 (Medium)
- ▶ II. 2023
 - ▶ Backup Generation - \$10,000 (Medium – ESCO)
- ▶ III. 2024
 - ▶ Replace 50 Gallon Water Heater - \$3,000 (Medium-ESCO)
 - ▶ Police Department Renovation - \$500,000 (Low)

How do we pay for it?

- 100% - Gun Range: Federal ARPA Grant
- 100% - Current Expense/Facilities Maintenance Reserve



XVI. CFP - INFRASTRUCTURE



A. PARKS



LIONS PARK

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$3.3 Million (2022)
- ▶ Marquee Project for Walla Walla Valley Blue Zones Project
- ▶ Improvements
 - ▶ Splash Pad
 - ▶ Perimeter walking path w/ exercise equipment
 - ▶ Convert Softball to Multipurpose Field with Backstop
 - ▶ Inclusive playground
 - ▶ Restrooms

How do we pay for it?

- 42.9% State RCO Grants
- 15.3% Private Foundation Grants
- 12.3% State Ecology Funds
- 29.5% City REET II/City Funds



LIONS PARK COMMUNITY CENTER

- ▶ Prioritization: Low
- ▶ Estimated Total Cost: \$2.9 Million (2023-2024)
- ▶ Conduct design work, engineering work, and construction of replacement Community Center for 1970 one.
- ▶ Preliminary drawings and costing recently done by Design West Architects (October 2021)
- ▶ Working in concert with Park Board and CP Lions Club.
- ▶ Will only occur if awarded Federal EDA Tourism & Outdoor Rec Grant.



How do we pay for it?

- 100% Federal EDA Tourism & Outdoor Rec Grant Funds

HARVEST MEADOWS PARK

- ▶ Prioritization: Medium
- ▶ Estimated Total Cost: \$25,000 (2023)
- ▶ 0.25 city park property dating from the 1980's.
- ▶ Near intersection of Harvest & Larch.
- ▶ Installation of welcome sign and picnic shelter.



How do we pay for it?

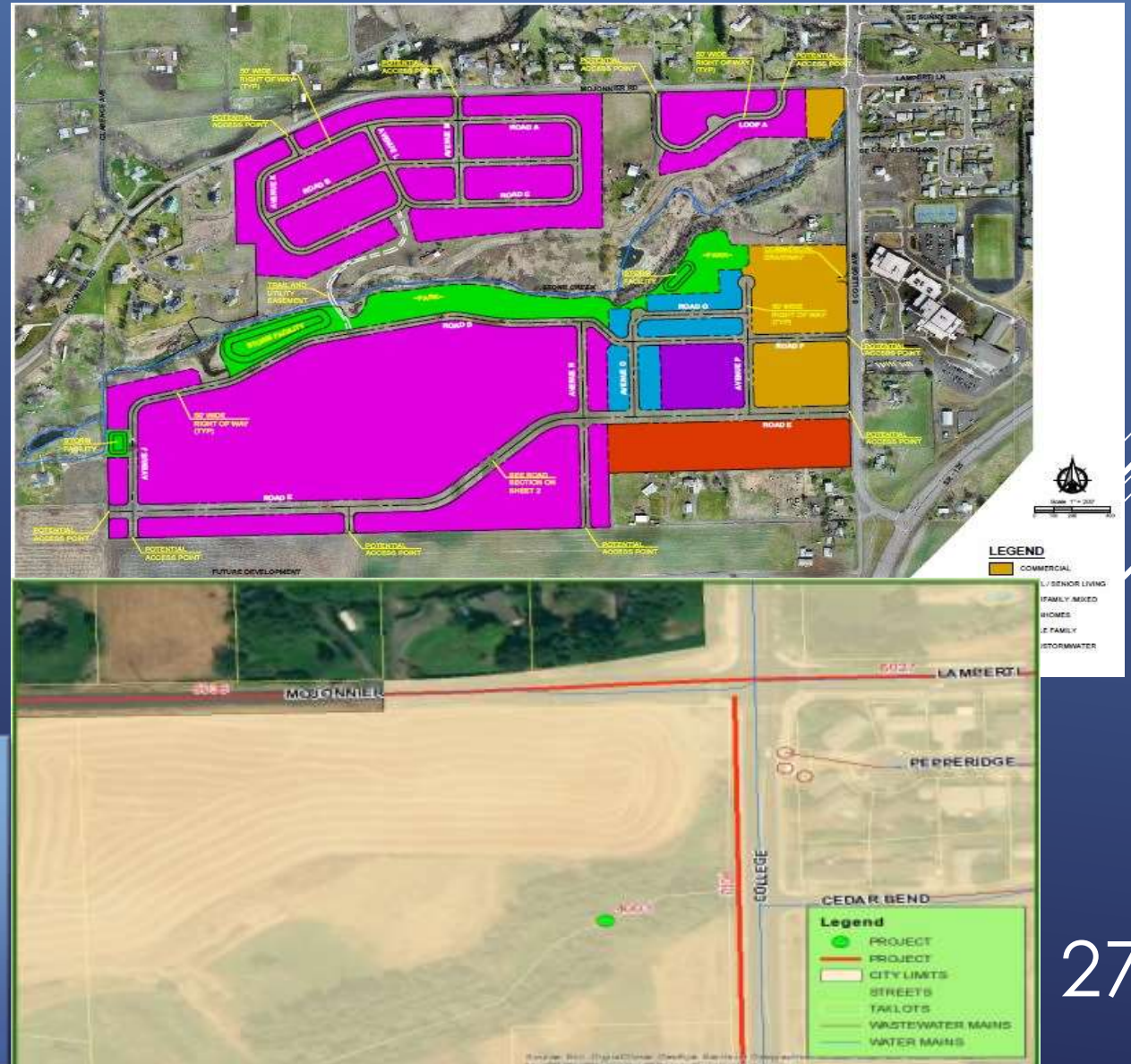
- 100% REET II Funds

PARK DEVELOPMENT @ STONE CREEK

- ▶ Prioritization: Low
- ▶ Driven by development and majority paid for by development.
- ▶ 260 Acres annexed into the City in 2017.
- ▶ Regional park concept.
- ▶ Estimated Cost: \$2,000,000 (2023-2024)
 - ▶ Along Stone Creek
 - ▶ Trails
 - ▶ Sportsplex

How do we pay for it?

- 50% Developer Impact Fee
- 25% State RCO Grants
- 15% Current Expense – Parks or REET
- 10% Partnership opportunities with CPPS



VETERANS PARK

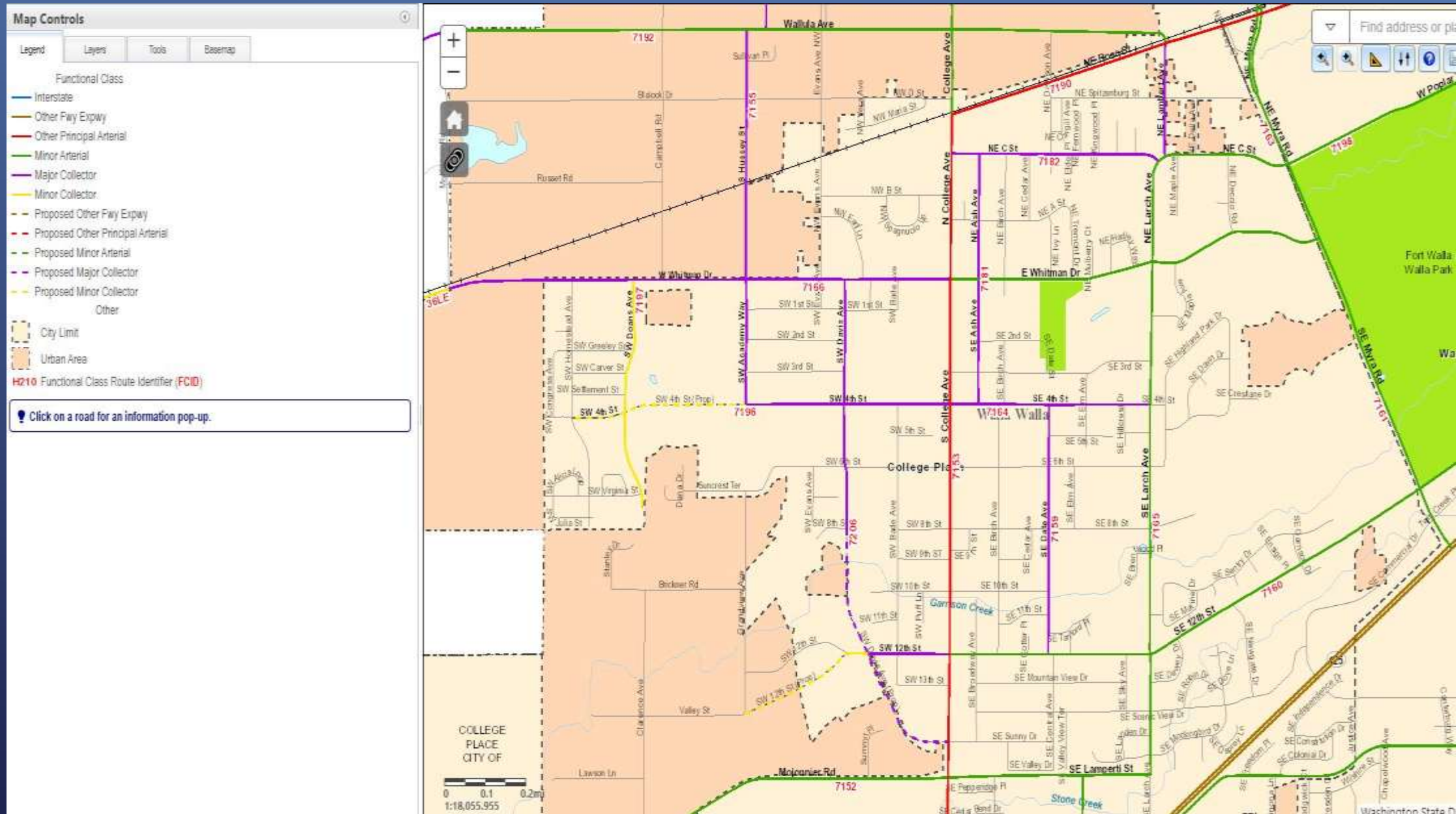
- ▶ Prioritization: Low
- ▶ Hayden Homes is donating property (1.67 acres) and playground equipment.
- ▶ However, items still missing to make it a completed park.
- ▶ Estimated Total Cost: \$100,000 (2025)
 - ▶ Developer Fees
- ▶ Improvements added by City in Future:
 - ▶ Restrooms
 - ▶ Picnic Shelter
 - ▶ Basketball Court



How do we pay for it?

- 100% Developer Fees (Martin Airfield Top Bluff)

FEDERALLY CLASSIFIED ROADWAYS



B. FULL CORRIDOR PROJECTS



What does Full Corridor Projects mean?

The roadway and certain associated utilities (water, wastewater, and storm) underneath roadway will be replaced.

SE MOJONNIER RD RECONSTRUCTION

- ▶ Prioritization: High (2022-2023)
- ▶ Road now in city limits per urban growth boundary technical amendments approved by Walla Walla County.
- ▶ Driven by speed of Stone Creek development and grant opportunities.
- ▶ Developer contribution required.
- ▶ Walla Walla Valley MPO STP Grant acquired to partially cover final engineering and right-of-way acquisition expense.
- ▶ Federal Highway Grant Bill money acquired for Construction.
- ▶ SE Mojonnier Rd: College Ave to Bluvue Lane.
- ▶ Reconstruct 0.64 miles of roadway.
- ▶ Eligible for TIB and State Grants.
- ▶ Estimated Cost
 - ▶ Engineering: \$711,000
 - ▶ Street: \$4,168,290
 - ▶ **Total: \$4,879,290**

How do we pay for it?

- 12.5% - Walla Walla Valley MPO Funds
- 64.1% - Federal Highway Grant Bill
- 23.4% - City Street Fund (CE), REET, TIF and Partnerships



BIRCH AVE(4TH TO 6TH)

- ▶ Prioritization: High (2022-2023)
- ▶ Roadway surface bad. Curb dislodged on east side of roadway. Stormwater issues.
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost (Storm): \$460,000.
 - ▶ Engineering: \$179,860 (2022).
 - ▶ Construction: \$280,140 (2023).
 - ▶ **Total: \$460,000**

How do we pay for it?

- 39.1% - Federal ARPA Grant
- 60.9% - Storm/Streets



12TH (COLLEGE TO LARCH)

- ▶ Prioritization: High (2023)
- ▶ Eligible for TIB Grants
- ▶ Full corridor reconstruction (0.50 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$1,200,000
 - ▶ Streets: \$2,229,430.32
 - ▶ Wastewater: \$270,742.00
 - ▶ Water: \$617,381.00
 - ▶ **Total: \$4,317,553.32**

How do we pay for it?

- 71.8% - State TIB UAP Grant/Fed Inf Bill/MPO
- 7.9% - City Streets Fund
- 6.3% - Wastewater Utility
- 14.3% Water Utility



10TH STREET (COLLEGE TO BADE)

- ▶ From College to Bade Avenue
- ▶ Prioritization: High (2024)
- ▶ Reconstruct 10th Street so it has curbs and storm inlets to treat stormwater draining to Garrison Creek adjacent to roadway.
- ▶ Stormwater portion funded by redirect from Stormwater Hardship Grant and Ecology Stormwater Grant.
- ▶ Utilities will cover their portion the project
- ▶ Estimated Cost
 - ▶ Storm Utility: \$425,000.00
 - ▶ Water Utility: \$236,643.00
 - ▶ **Total Cost: \$661,643**

How do we pay for it?

- 32.7% - Stormwater Utility Funds freed up from State Stormwater Hardship Capacity Grant.
- 48.1% - Streets or Ecology Grant.
- 19.2% - Water Utility



BIRCH AVE (2ND TO 4TH)

- ▶ Prioritization: Medium (2024)
- ▶ Reconstruct Birch from 2nd to 4th including replacement of water system infrastructure.
- ▶ Local funds will need to cover this.
- ▶ Full corridor reconstruction (0.12 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$100,000
 - ▶ Water: \$140,000
 - ▶ **Total: \$240,000**

How do we pay for it?

- 41.7% - Street Improvement (CE) and/or debt/loan
- 58.3% Water Utility



12TH (LARCH TO MYRA RD)

- ▶ Prioritization: Medium (2025)
- ▶ Eligible for TIB Grants
- ▶ Full corridor reconstruction (0.75 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$1,200,000.00
 - ▶ Street: \$3,155,697.48
 - ▶ Wastewater: \$401,745
 - ▶ Water: \$916,113.00
 - ▶ **Total: \$5,673,555.48**

How do we pay for it?

- 69.1% - State TIB UAP Grant/Federal Grant
- 6.9% - City Streets
- 7.1% - Wastewater Utility
- 16.1% Water Utility



NE CEDAR AVE (A TO C ST)

- ▶ Prioritization: Medium (2026)
- ▶ Local Road (Doesn't qualify for State & Federal Transportation Programmatic Grants)
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Only happen if obtain State Legislative Appropriation or State Storm Hardship Grant.
- ▶ Almost was awarded in FY 2019 & 2021 Legislature.
- ▶ Cost (2021)
 - ▶ Storm: \$340,000
 - ▶ Street: \$358,520.76
 - ▶ Wastewater: \$80,010
 - ▶ Water: \$158,000
 - ▶ **Total: \$936,530.76**

How do we pay for it?

- 100.0% - Going After State Legislative Appropriation & Storm Hardship Grant



DEWEY DRIVE

- ▶ Prioritization: Medium (2026)
- ▶ Local funds will need to cover this.
- ▶ Local Road (State & Federal grant programs don't cover local roads).
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$678,483
 - ▶ Water: \$286,000
 - ▶ **Total: \$964,483**

How do we pay for it?

- 50.00% - Street Improvement (CE) and/or debt/loan
- 20.3% - REET
- 29.7% Water Utility



SKY AVE (12TH TO SCENICVIEW)

- ▶ Prioritization: Medium (2027)
- ▶ Local funds will need to cover this.
- ▶ Local Road (State and Federal Transportation Grant Programs don't cover local roads).
- ▶ Full corridor reconstruction (0.11 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$502,580
 - ▶ Water: \$140,850
 - ▶ **Total: \$643,430**

How do we pay for it?

- 80.4% - Street Improvement (CE) and/or debt/loan
- 19.6% Water Utility



C. STORM PROJECTS

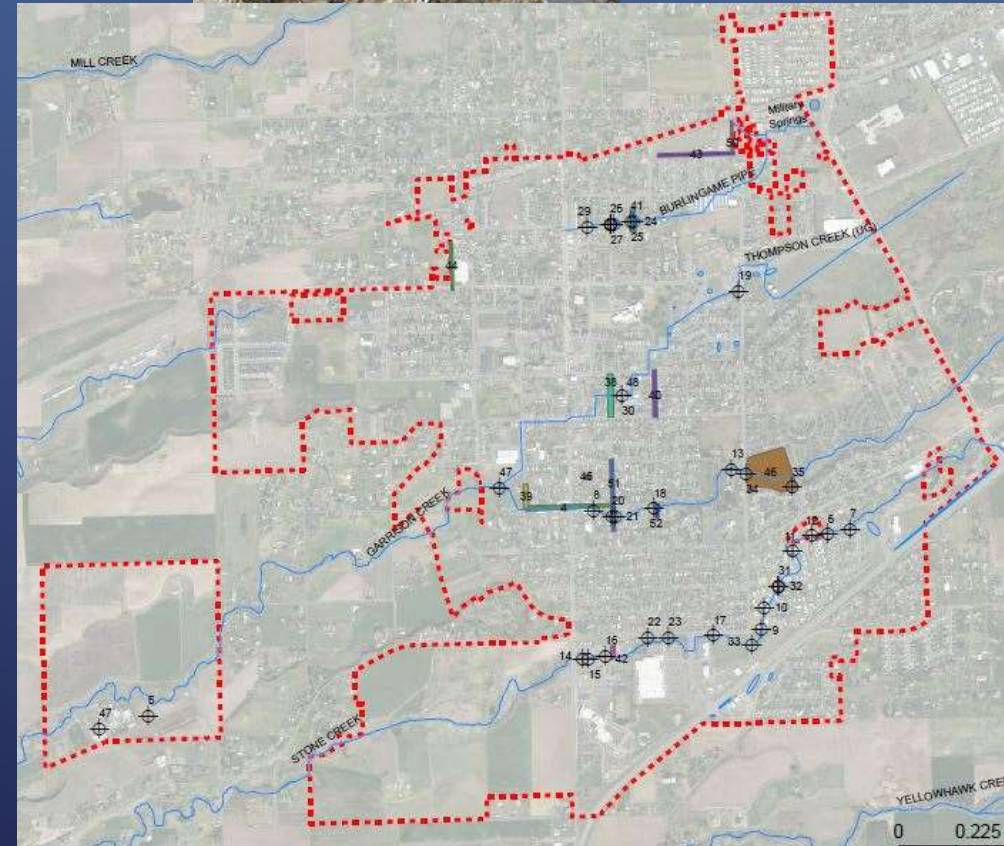


MUNICIPAL OUTFALL PROGRAM

- ▶ Need to replace various storm outfalls across the City that spills stormwater into natural water bodies so it complies with Federal and State National Pollutant Discharge Elimination System (NPDES) standards
- ▶ Prioritization: High (2020-Beyond)
- ▶ Funded 50% by State DOE Grant, 50% Storm Utility.
- ▶ \$200,000 every other year (FY 2023, 2025, and 2027)
- ▶ Locations
 - ▶ Prioritization to be determined through Stormwater Management Plan Criteria.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$600,000. (FY 22-27)**

How do we pay for it?

- 50% - State Department of Ecology Grant
- 50% - Stormwater Utility

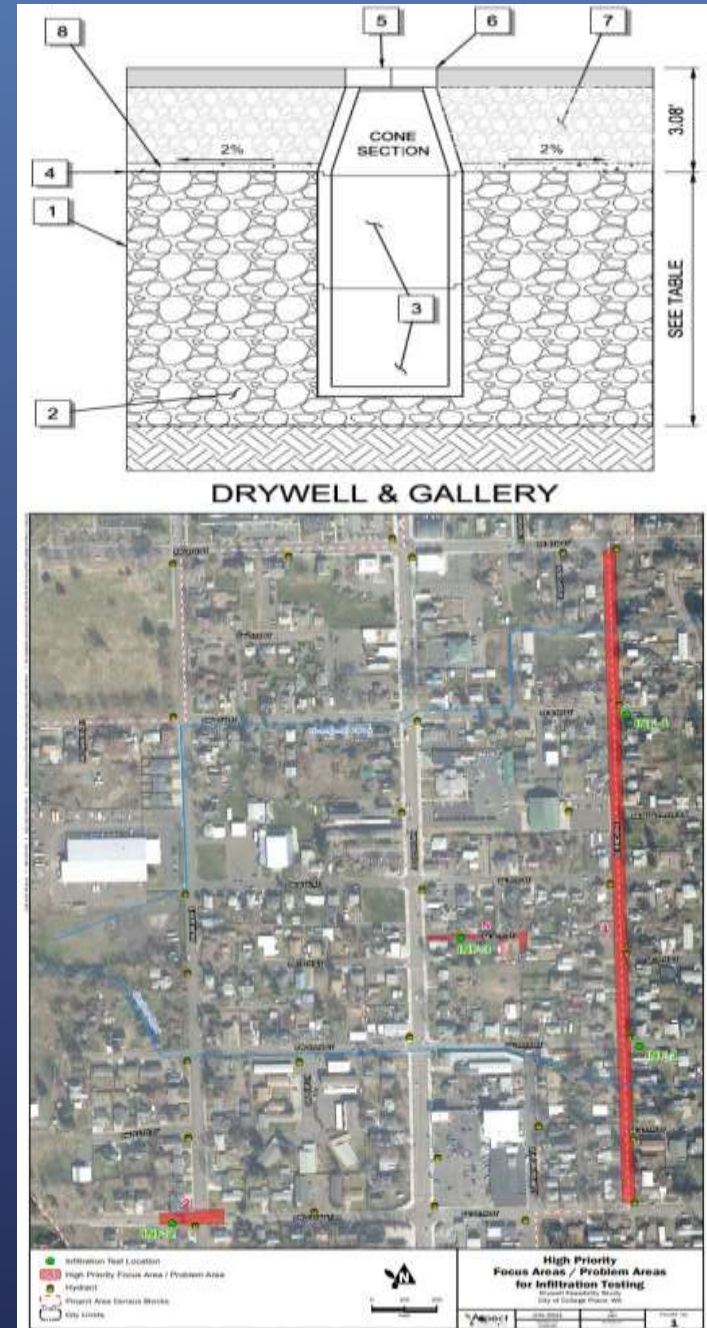


DRYWELL INSTALLATION PROGRAM

- ▶ Implementation of Aspect Consulting 2021 Drywell Study to Treat Stormwater in Central College Place to avoid having to put in large detention basin to treat the runoff.
- ▶ Prioritization: High (2022-Beyond)
- ▶ Funded 50% by State DOE Grant, 50% by State Stormwater Utility.
- ▶ \$80,000 every other year (FY 2023, FY 2025, FY 2027).
- ▶ Locations
 - ▶ Will install as City does road and sidewalk projects in the area.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$240,000 (FY 22-27)**

How do we pay for it?

- 50% State DOE Grant
- 50% Stormwater Utility

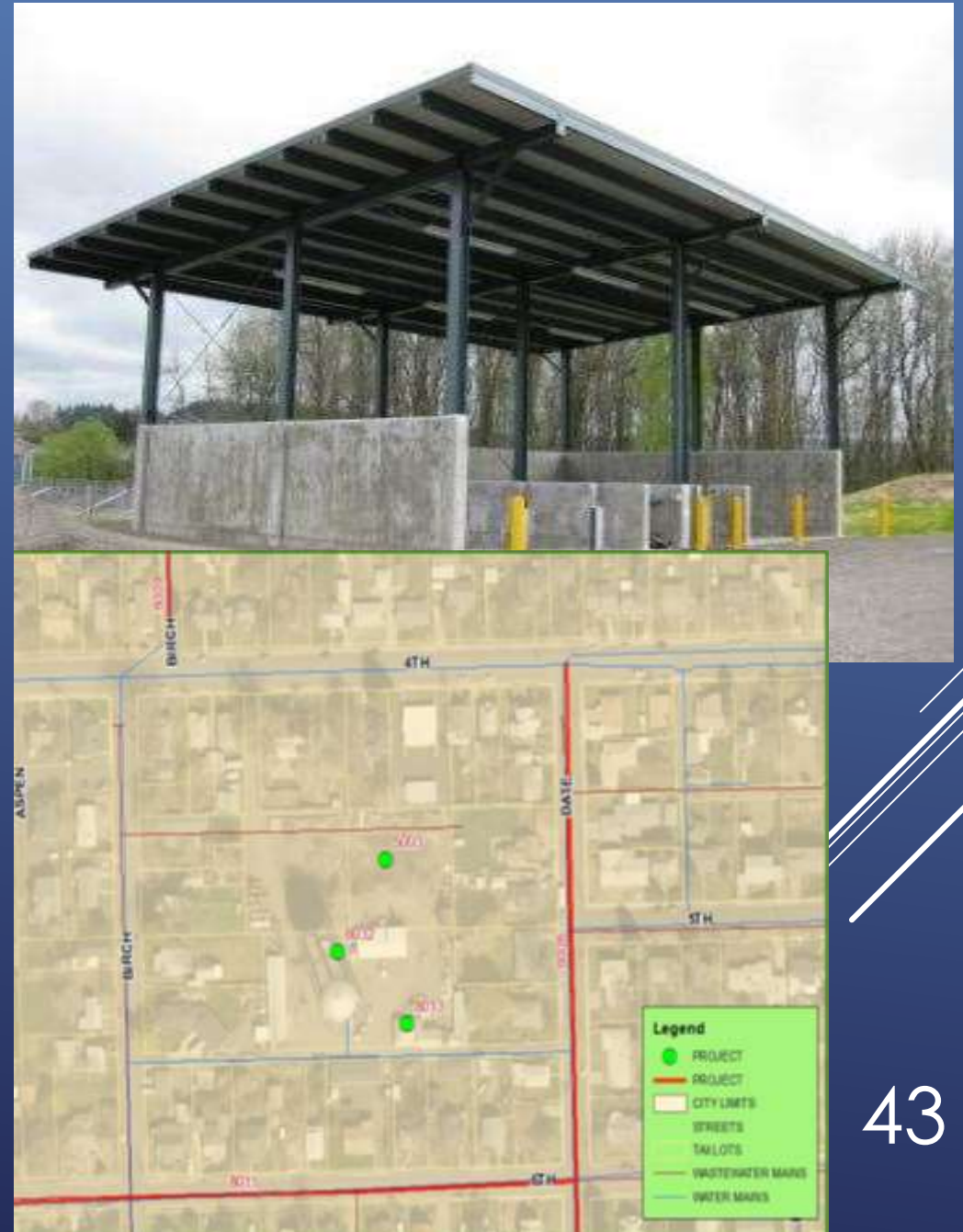


STORM DECANT FACILITY

- ▶ Needed for new Stormwater Utility operations and mandated by Eastern Washington Municipal Stormwater Manual.
- ▶ Prioritization: High (2022)
- ▶ Appropriately dispose of liquid waste generated during street sweeping, catch basin clearing and maintenance, and pipe cleaning.
- ▶ Pursue State Department of Ecology, USDA Rural Development, and other grant sources.
- ▶ Storm Decant Facility: \$1,500,000
- ▶ Additional Public Works Yard improvements to treat stormwater: \$110,000
- ▶ Estimated Cost
 - ▶ Engineering (FY 2022): \$500,000
 - ▶ Construction (FY 2023): \$1,110,000
 - ▶ **Total Cost: \$1,610,000**

How do we pay for it?

- 75% - State Ecology Grant
- 25% - City Stormwater Utility

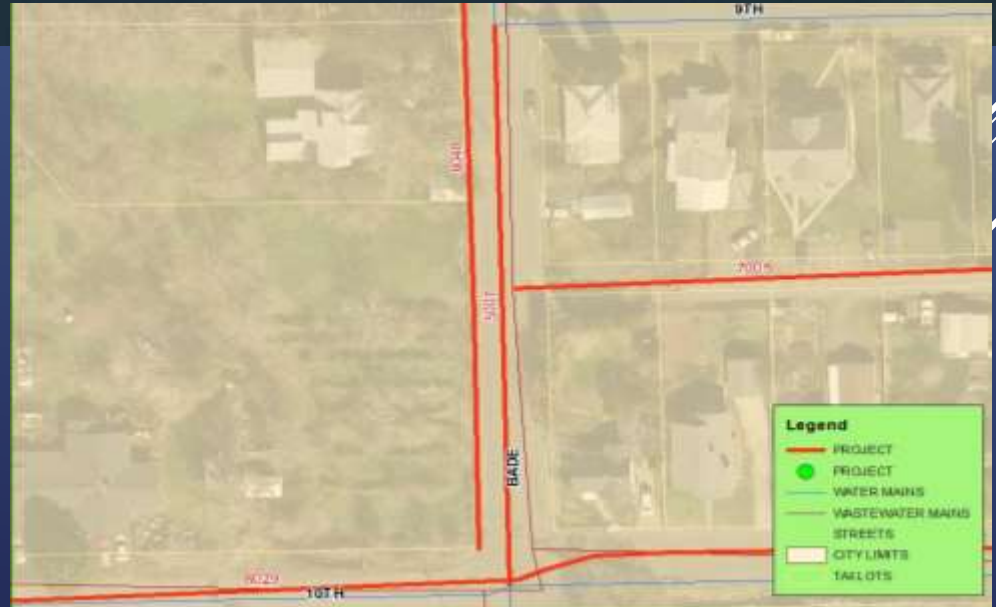


SE DATE AVE (8TH TO 11TH)

- ▶ From 8th to 11th Street
- ▶ Prioritization: Medium (2027)
- ▶ Improve stormwater infrastructure on city block so it can more properly treat runoff into Garrison Creek.
- ▶ In City/State approved Stormwater System Master Plan.
- ▶ Funded by Local Stormwater Utility.
- ▶ Estimated Cost
 - ▶ **FY 2027: \$400,000**

How do we pay for it?

- 100% Stormwater Utility



D. STREET PROJECTS



ANNUAL CHIPSEAL PROJECT

- ▶ Annual project that extends life of road by about a decade.
- ▶ Priority: High (Annually)
- ▶ **Annual expense: Around \$60,000.00 Annually/Reet I**
- ▶ 2022
 - ▶ Harvest Meadows Subdivision
 - ▶ Knapp Addition Subdivision
 - ▶ SE Bliss Lane
- ▶ 2023
 - ▶ SW 6th Street
 - ▶ Cedar Bend Subdivision
 - ▶ SW 7th Street
 - ▶ SW 8th Street (College to Bade, Davis to Evans)
 - ▶ SW 9th Street
 - ▶ SW Evans Ave (6th to 8th)
 - ▶ SW Davis (6th to 8th)
- ▶ 2024
 - ▶ Autumn Meadows Subdivision
 - ▶ Country Estates Subdivision
- ▶ 2025
 - ▶ Sherburne Addition Subdivision
 - ▶ SW 10th Street (Birch to Date)
- ▶ 2026
 - ▶ Highland Park Subdivision
 - ▶ NE C Street (Larch to Myra)
 - ▶ Larch Avenue (C Street to State Route 125)

How do we pay for it?

- 100% - REET

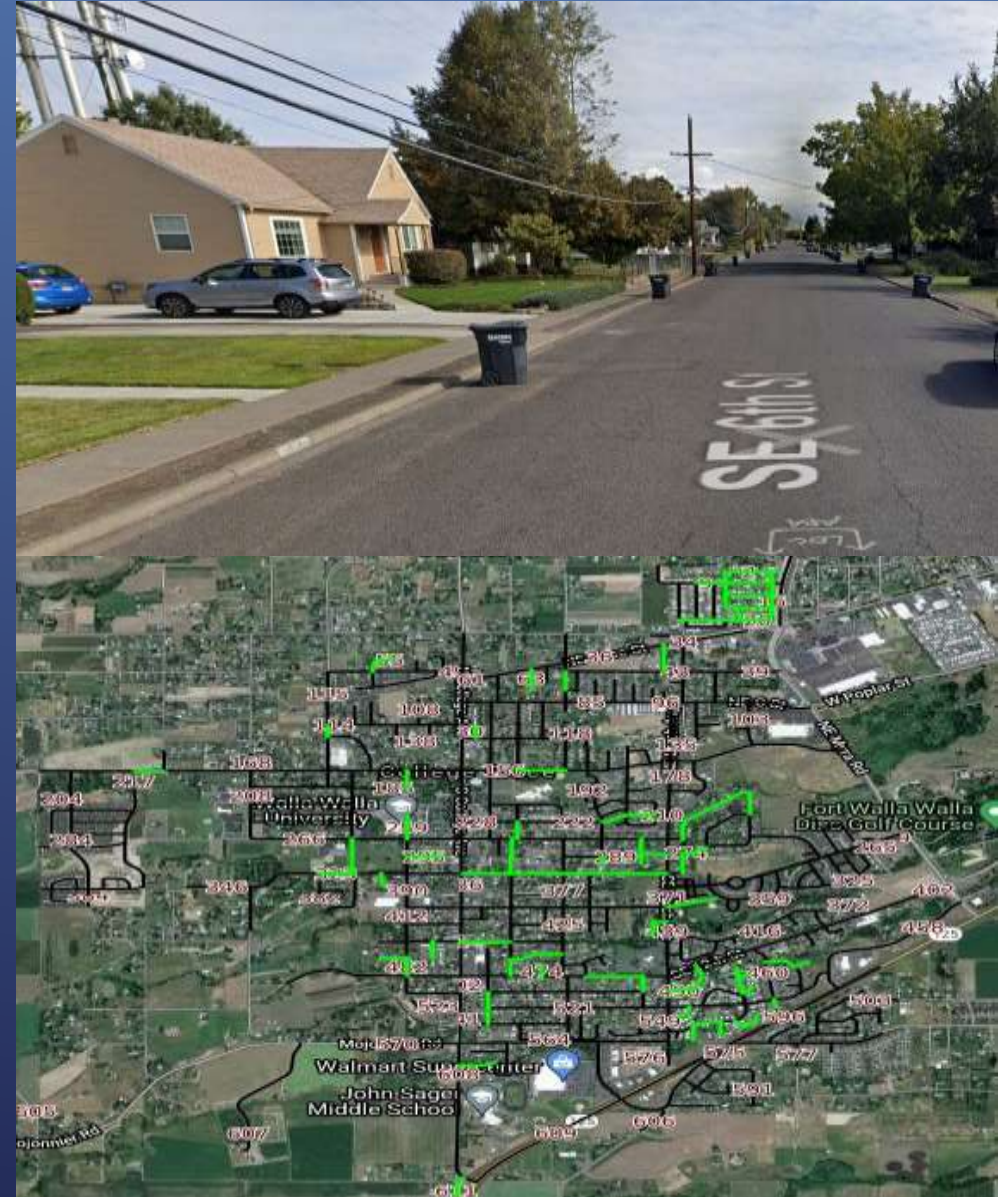


BLOCK RESURFACING PROGRAM

- ▶ Resurface one block of roadway per year. Preserves road for decade.
- ▶ Priority: Medium (Annually)
- ▶ **Annual expense: Around \$30,000 to \$35,000 Annually/Reet I**
- ▶ 2022
 - ▶ SE 6th St (College to Date)
- ▶ 2023
 - ▶ SW 6th St (Davis to Evans)
- ▶ 2024
 - ▶ SE Mockingbird Ln
- ▶ 2025
 - ▶ SE Highland Park (North Leg)
- ▶ 2026
 - ▶ NE Dawson St (Myra to Westfair)
- ▶ 2027
 - ▶ NE Alden St (Criscola to Troutdale)

How do we pay for it?

- 100% - REET



4BIKES PROJECT

- ▶ Fourth Street (College Ave to Davis St)
- ▶ Prioritization: High (2022)
- ▶ Demonstration project for Walla Walla Valley Blue Zones Project
- ▶ Awarded Transportation Improvement Board Complete Street Grant (\$500,000)
- ▶ Extend cycle track and improve sidewalks on Fourth Street from College Ave to Davis St. Also, add pedestrian street lamps every 160 to 200 feet.
- ▶ Estimated Cost
 - ▶ **FY 2022: \$600,000**

How do we pay for it?

- 83.3% - TIB Complete Street Grant
- 16.7% - Street Fund

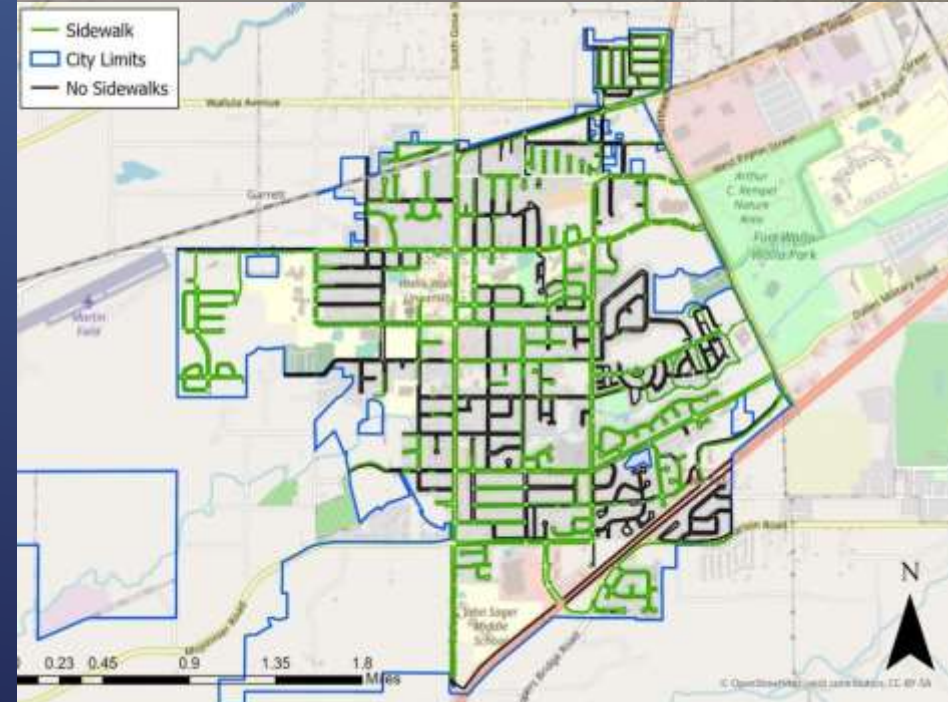


CENTRAL COLLEGE PLACE SIDEWALK PROJECT

- ▶ Prioritization: High (2022), Medium (2023, 2024, 2026)
- ▶ Will pursue CDBG – General Purpose Grants and State Transportation Improvement Board Sidewalk Program Grant to continue sidewalk work every time available.
- ▶ Following sidewalks are prioritized based on Census Block Group and Federally Classified Roadway Criteria on State Levels.
 - ▶ FY 2022: SW 6th (College to Davis) and SW 8th (College to Bade).
 - ▶ FY 2024: NW B Street (Evans to College).
 - ▶ FY 2026: SW 1st (Academy to Davis) and SW 3rd (Academy to Davis).
- ▶ Will pursue additional awards for sidewalk construction in 2023, 2024, and 2026.
- ▶ Need to acquire right-of-way for 2023, 2024, and 2026 Proposals.
- ▶ Awarded full CDBG General Purpose Grant for FY 2022.
- ▶ Estimated Cost
 - ▶ **FY 2022: \$364,000**
 - ▶ **FY 2023: \$476,540**
 - ▶ **FY 2024: \$400,000**
 - ▶ **FY 2026: \$600,000**

How do we pay for it?

- 90% - State CDBG- General Purpose Grant or State TIB Sidewalk Program Grant
- 10% - City Street Improvement Fund

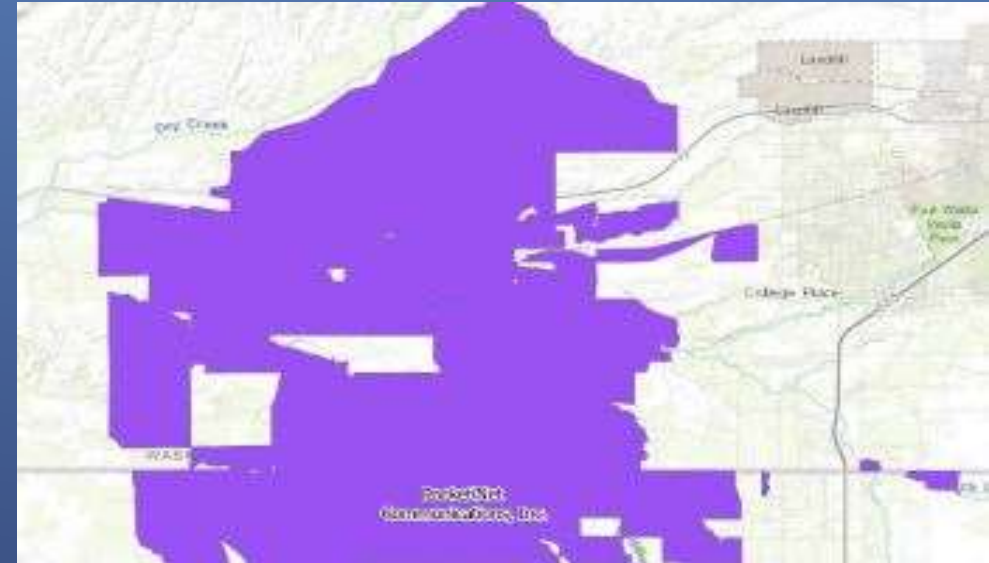


COLLEGE PLACE BROADBAND PROJECT

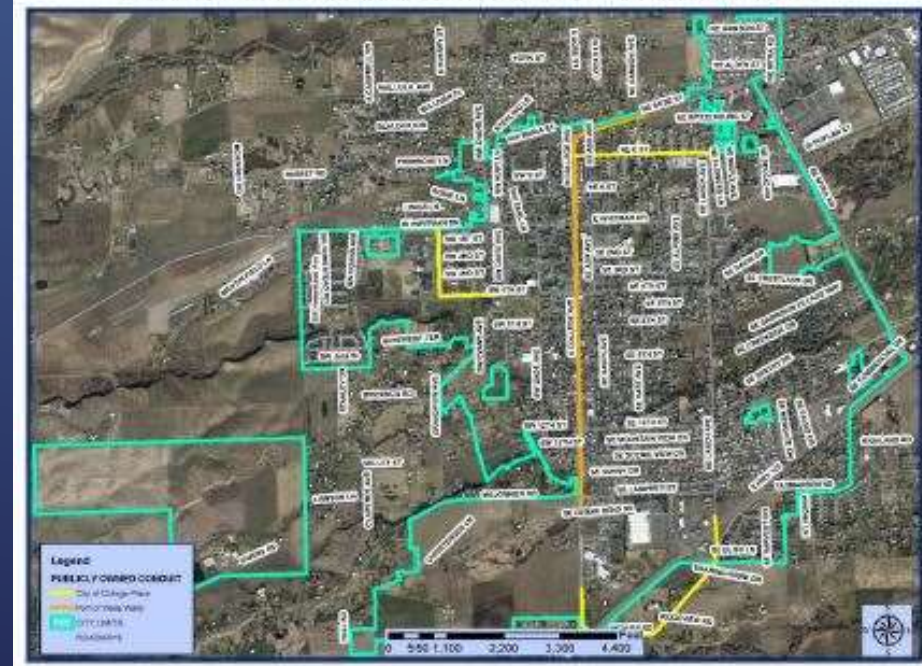
- ▶ Prioritization: High (2022-2023).
- ▶ Port of Walla Walla conducted Broadband Study for County with Petrichor in 2021. Internet speed gaps exist within the community of College Place.
- ▶ Major priority of Federal American Rescue Plan Act, Federal Infrastructure, and upcoming State Infrastructure Grant Awards is uniform Broadband Speeds and Availability.
- ▶ Planning to pursue regionally/locally Federal NTIA, Federal Economic Development Administration Build Back Better, State Public Works Trust Fund, and State Community Economic Revitalization Board Grant Funds.
- ▶ Estimated cost is approximately \$2 million per square mile.
- ▶ Estimated Cost
 - ▶ FY 2022 (Engineering): \$1,000,000
 - ▶ FY 2023 (Construction): \$3,000,000
 - ▶ **Total: \$4,000,000**

How do we pay for it?

- 95% Federal NTIA, EDA Build Back Better, State CERB, or P WTF Grant Funds or Combo.
- 5% Local City Match



PUBLICLY OWNED CONDUIT IN CITY OF COLLEGE PLACE



CP POST OFFICE CROSSWALK

- ▶ 500 S. College Avenue
- ▶ Prioritization: Medium (2023)
- ▶ Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.
- ▶ Trying to obtain WSDOT Grant. Fallback is a MPO Grant. Local Road Safety Plan needed to pursue.
- ▶ Estimated Cost
 - ▶ **FY 2023: \$90,000**

How do we pay for it?

- 75.0% - WSDOT or MPO Grant
- 25.0% - City Streets (CE)



DOWNTOWN PARKING LOT

- ▶ College Avenue Corridor
- ▶ Prioritization: Low (2023 to 2024)
- ▶ Acquire land and construct parking lot to improve walkability and business climate of College Avenue.
- ▶ Will try to identify USDA Funds to do this.
- ▶ Estimated Cost
 - ▶ FY 2023 - \$200,000
 - ▶ FY 2024 - \$300,000
 - ▶ **Total - \$500,000**



How do we pay for it?

- 100.0% Federal USDA Economic Development and/or Federal EDA Grant Funds

SIGNALIZATION OF STONE CREEK DEVELOPMENT

- ▶ Prioritization: Medium (2023).
- ▶ Driven by development of Stone Creek Development.
- ▶ Developer contribution required.
- ▶ Two Stoplights needed for entryway into development and College Place High School.
- ▶ Estimated Cost
 - ▶ **FY 2023: \$730,340 / \$365,170 per intersection**

How do we pay for it?

- 75% - Developer Impact Fee/Contributions
- 25% - City Streets Contribution



SE 9TH (COLLEGE TO DEAD END)

- ▶ Prioritization: Medium (2023)
- ▶ SE 9th Street: College Ave to Dead End
- ▶ Surface 0.06 miles of gravel/dirt roadway
- ▶ Limited right-of-way. No storm facilities.
- ▶ Fully dependent on Community Development Block Grant (CDBG) – General Purpose Grant.
- ▶ WWU Engineering Student working on this project and grant writing as part of capstone.
- ▶ Only five properties have sole access from roadway.
- ▶ Estimated Cost
 - ▶ **FY 2023: \$500,000**

How do we pay for it?

- 100% - State CDBG General Purpose Grant or
- Local LID



PEDESTRIAN SIGNALIZATION AT MYRA RD & GARRISON VILLAGE WAY

- ▶ Prioritization: Low (2024).
- ▶ Dependent upon either developer contribution or WSDOT Pedestrian Safety Grant.
- ▶ Local Road Safety Plan/ADA Transition Plan will help obtain funds.
- ▶ Much pedestrian activity between Villages at Garrison Creek development and Fort Walla Walla park.
- ▶ Myra Rd has ADT of about 15,000
- ▶ Estimated Cost
 - ▶ **FY 2024: \$546,000**

How do we pay for it?

- 20% - City of Walla Walla
- 20% - City of College Place Streets
- 30% - Developer Contribution
- 30% - State Grant or HOA Partnership



PUBLIC WORKS YARD UPGRADE.

- ▶ Prioritization: Medium (2024).
- ▶ Renovate buildings in Public Works Yard. Many structures in Public Works Yard date to late 1940's
- ▶ General renovation funds for Public Works Yard (\$400,000).
- ▶ Heat Pump Needs to be replaced (\$20,000).
- ▶ Need additional storage for sensitive equipment.
- ▶ Site never properly renovated.
- ▶ ESCO Opportunity
- ▶ Local funds only.
- ▶ Estimated Cost
 - ▶ **FY 2024: \$600,000.**

How do we pay for it?

- Ultimately in Facilities Maintenance Fund
- Transfers From:
- Stormwater Utility: 33.3%
- Wastewater Utility: 33.3%
- Water Utility: 33.3%



CONTINUATION OF PEDESTRIAN LIGHTING ON ROSE STREET.

- ▶ Prioritization: Low – Grant dependent (2024).
- ▶ Qualifies for Transportation Improvement Board Complete Street Grant.
- ▶ Continue pedestrian lighting on Rose Street from Ash to Carey Ct.
- ▶ Rapid Flashing Beacon and general safety enhancements at NE Rose & Damson intersection due to Valley Transit bus stop.
- ▶ Encourage business development in corridor.
- ▶ Would only happen if obtained grant to cover majority of project.
- ▶ Eligible for TIB and State Grants.
- ▶ Estimated Cost
 - ▶ **FY 2024: \$350,000**

How do we pay for it?

- 90.0%- State Grants (TIB UAP & Complete Streets)
- 10.0% - City Street Improvement Fund



WHITMAN & LARCH INTERSECTION

- ▶ Prioritization: High (2022) Four way stop
Prioritization: Medium (2025) Stop Sign
Intersection currently functions as two-way stop. Larch is thru intersection.
- ▶ CERB Planning Grant recommended immediate conversion to four-way stop. By 2025 stoplight recommended.
- ▶ Looking at developer contributions, local funds, and TIB for improvements.
- ▶ Estimated Cost
 - ▶ **FY 2022: \$10,000 (Developer Contribution)**
 - ▶ **FY 2025: \$304,163**

How do we pay for it?

- 40% Developer Fees
- 40% State CERB Construction Grant
- 20% City Street Improvement Fund



12TH & LARCH INTERSECTION IMPROVEMENT.

- ▶ Prioritization: Medium (2025).
- ▶ Convert 12th & Larch to either a roundabout or a stoplight as recommended in State Community Economic Revitalization Board funded Study from 2018.
- ▶ Eligible for TIB, State, and Federal Grants.
- ▶ Estimated Cost
 - ▶ **FY 2025: \$2,053,000**

How do we pay for it?

- 50% - WSDOT Local Road Safety or MPO Grant
- 50% - City Street Fund (CE), Debt or Loan, and Partnerships



WHITMAN DR IMPROVEMENTS

- ▶ Prioritization: Low (2027).
- ▶ Only ½ street improvements done in 2010.
- ▶ Finish north side with curb, gutter, storm, and new pavement.
- ▶ This project will become critical as Martin Airfield is still in the City's urban growth area and development may occur out their.
- ▶ Academy Way to western City Limit by Martin Airfield. Eligible for TIB, State, and Federal Grants.
- ▶ Convert Whitman Drive & Academy Way to Four Way Stop Sign.
- ▶ Estimated Cost
 - ▶ **FY 2027: \$986,654.00**

How do we pay for it?

- 50% - Developer Impact Fee/Contributions
- 50% - State TIB Grant/UAP



WHITMAN DR MULTIUSE PATH COMPLETION

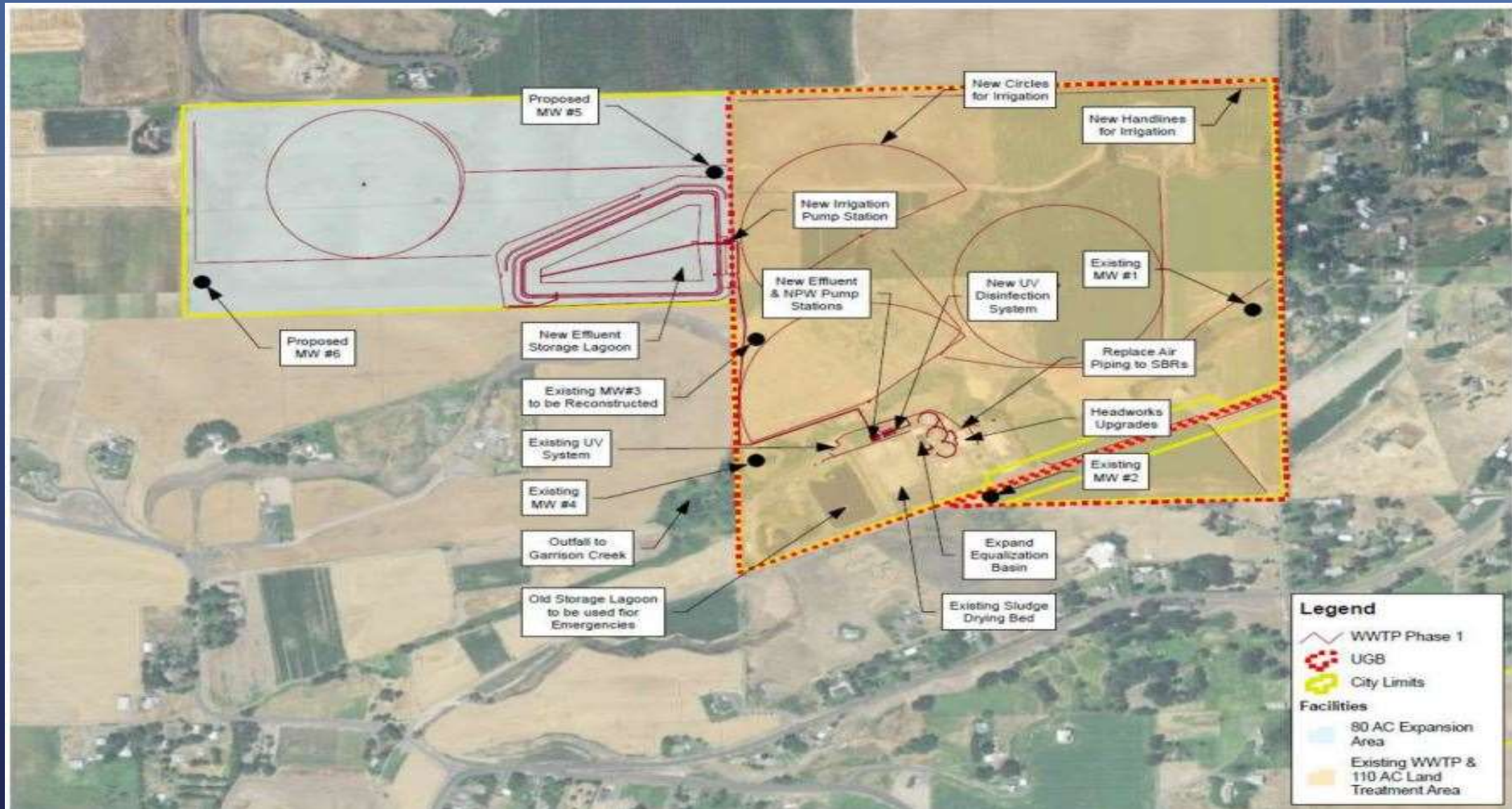
- ▶ Prioritization: Low (2027)
- ▶ Whitman Drive Multiuse Path now exists continuously for four miles from Fort Walla Walla to Whitman Monument except for a two city block gap.
- ▶ **Estimated Total Cost FY 2027: \$80,000**
 - ▶ 100% Metro Planning Agency STP or State RCO Trail Grant Funds
- ▶ Six foot wide multiuse path would be installed on south side of roadway between intersection of Davis and 609 SE Whitman Drive.

How do we pay for it?

- 90% Metro Planning Agency STP or State RCO Grant Funds
- 10% Local Match



E. WASTEWATER PROJECTS

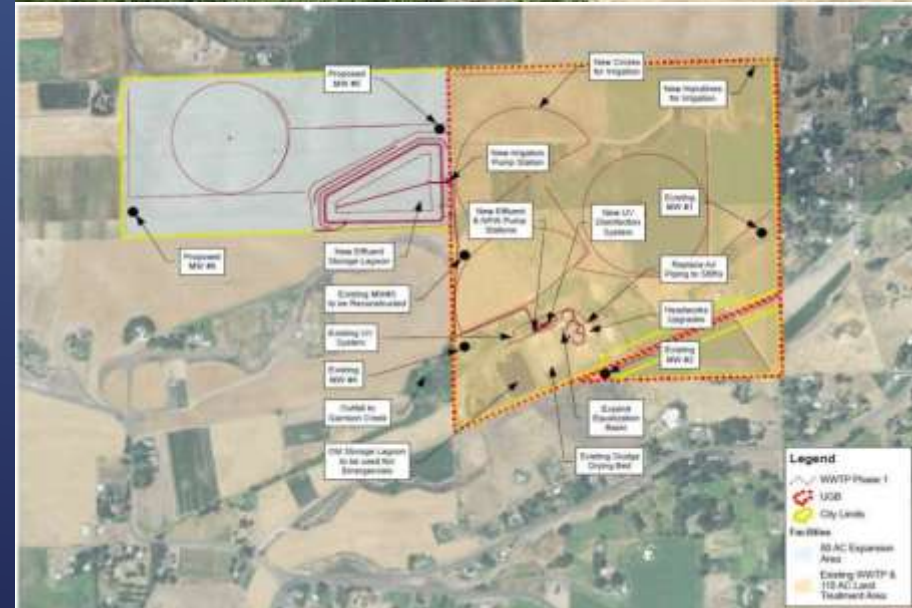


WASTEWATER TREATMENT PLANT IMPROVEMENTS – PHASE I

- ▶ Prioritization: High (2018 thru 2023)
- ▶ Project Location: Owens Rd & Mojonnier.
- ▶ Improvements needed to satisfy new NPDES Permit.
- ▶ Improvements include headworks, re-aeration and cooling, and land treatment.
- ▶ In 2019 acquired 80 acres for land treatment/basin by State Department of Natural Resources adjacent to site.
- ▶ In 2019 also awarded State Loan of \$2,500,000 for design with \$600,000 principal forgiveness.
- ▶ Funded by Combination of utility rates, Legislative Appropriation, Department of Ecology, Federal Infrastructure Bill and USDA – Rural Development.
- ▶ **Total Cost: \$25,000,000**

How do we pay for it?

- 20% Wastewater Capital Reserve
- 40% Department of Ecology Grant & Loan
- 40% Legislative Appropriation (Federal)



WASTEWATER LIFT STATION #5 REPLACEMENT

- ▶ Prioritization: High (2022)
- ▶ Project Location: SW 1st Street (632 to 529 Area)
- ▶ Replace over capacity wastewater lift station.
- ▶ Funded by State Public Works Trust Fund Grant/Loan.
- ▶ Engineering: \$465,000.00.
- ▶ Construction: \$1,176,500.00.
- ▶ **Total Cost: \$1,641,500.00**



How do we pay for it?

- 100.0% State Public Works Trust Fund

NEIGHBORHOOD SEWER LINING PROGRAM

- ▶ Prioritization: High
- ▶ Will bundle projects to let contracts every other year to achieve cost efficiencies.
- ▶ Project Location:
 - ▶ As determined by Wastewater Fiscal Sustainability Plan for Period Phasing.
- ▶ Decayed wastewater main that needs to be lined.
- ▶ Funded by Wastewater Utility
- ▶ Estimated Cost
 - ▶ **FY 2022: \$300,000**
 - ▶ **FY 2024: \$400,000**
 - ▶ **FY 2026: \$300,000**

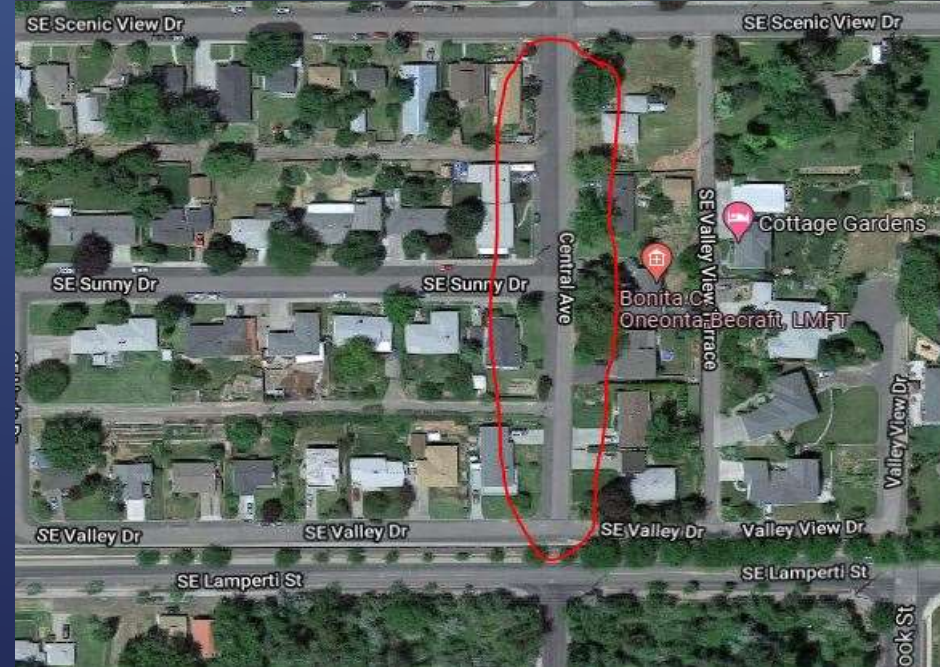
How do we pay for it?

- 100% - Wastewater Utility



SE CENTRAL AVE WASTEWATER LINE PROJECT

- ▶ Prioritization: Low (2027)
- ▶ Project Location: SE Central Ave (ScenicView to Valley Dr.
- ▶ Replace private decayed wastewater line serving many homes with city-owned one built to city standards.
- ▶ Funded by Wastewater Utility.
- ▶ **Total Cost: \$150,000**



How do we pay for it?

- 100.0% City Wastewater Utility

F. WATER PROJECTS



WELL NO# 6. RELOCATION

- ▶ Prioritization: High (2018 - 2022)
- ▶ Project Location: City-owned land on west side of Maple St, south of Whitman Dr.
- ▶ Replacement well for a failing one near 6th & Elm.
- ▶ Well shaft is complete to depth of over 800 feet.
- ▶ Constructing well pump house. Mechanical equipment.
- ▶ Funded by Legislative Appropriation, DWSRF Grant Dollars, Water Bond, and Water Utility.
- ▶ Will be complete by end of Summer 2022
- ▶ Potential solar array adjacent to water tanks across street if can land grant funding (\$450,000)
- ▶ Remaining estimated Cost
 - ▶ **FY 2022: \$2,850,000**

How do we pay for it?

- 30% Legislative Appropriation (Secured)
- 70% DWSRF State Dept of Ecology Grant/Loan (Secured)



WATER MAIN REPLACEMENT – 12TH, SKY, & MOUNTAINVIEW

- ▶ Prioritization: High (2022)
- ▶ Project Location: Alley between 12th & Mountainview from Broadway to Sky.
- ▶ Replace existing steel water main and services.
- ▶ Project deferred due to crazy bidding environment due to COVID.
- ▶ Funded by Water Utility & Federal ARPA Grant.
- ▶ Estimated Cost (Engineering & Construction)
 - ▶ **FY 2022: \$617,000**

How do we pay for it?

- 48.6% Federal ARPA Grant/PWTF
- 51.4% Water Capital Fund



WATER MAIN REPLACEMENT – 6TH (COLLEGE TO DATE)

- ▶ Prioritization: High (2022)
- ▶ Project Location: 6th St from College Ave to Date St.
- ▶ Replace decayed water line.
- ▶ Funded by Water Utility.
- ▶ Estimated Cost
 - ▶ **FY 2022: \$150,000**

How do we pay for it?

- 100% - Water Utility or Debt/Loan



WELL NO# 7 DEVELOPMENT

- ▶ Prioritization: High (2022-2024)
- ▶ Well #7 location to be on SW Teal Rd.
- ▶ Will help supply west end of system (West of College Avenue).
- ▶ City needs additional wells to increase resiliency and be able to meet peak demand at geographically dispersed areas of town.
- ▶ Cost.
 - ▶ Engineering (FY 2022): \$510,000
 - ▶ Construction (FY 2023 and 2024): \$2,990,000
 - ▶ **Total: \$3,500,000**

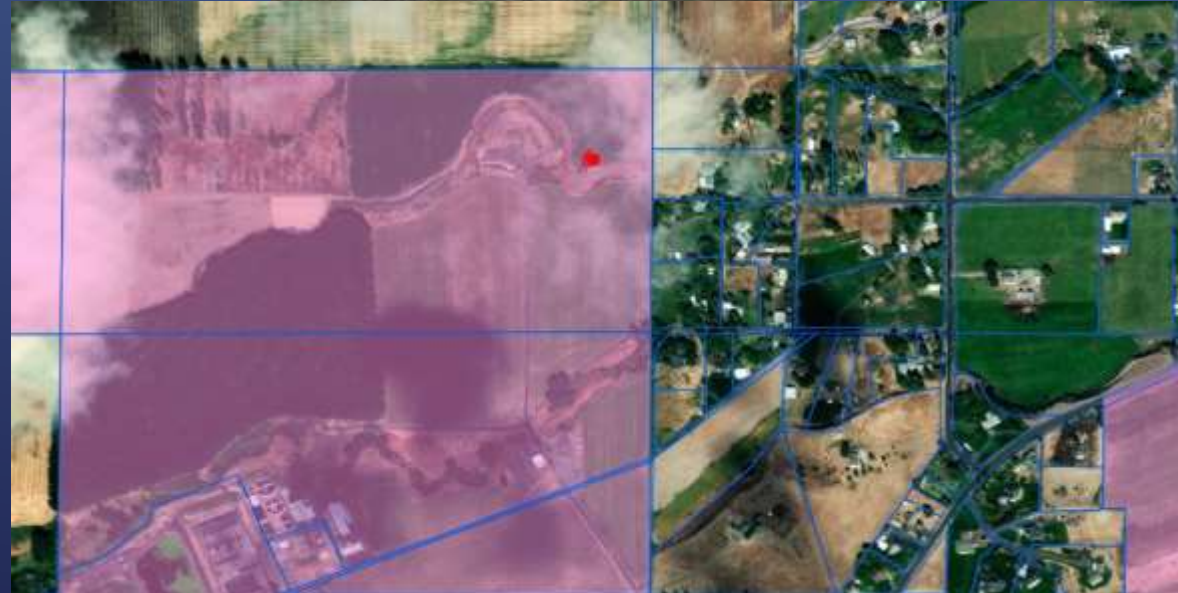
How do we pay for it?

- 10% State Public Works Trust Fund
- 60% FEMA HMA Grant
- 20% City Water Fund
- 10% Developer Contribution



WEST COLLEGE PLACE WATER TOWER (RESERVOIR #4)

- ▶ Prioritization: High (2022-2024)
- ▶ Best project location is on bluff in northeast section of City Wastewater Treatment Plant property.
- ▶ Water storage tank needed to serve west section of community (West of College Avenue) as development occurs and to achieve the goal of having 48 hours of potable water storage on hand in the community.
- ▶ 1,000,000 Gallon Elevated Water Reservoir.
- ▶ Funded by combination
- ▶ Cost
 - ▶ FY 2022 –Engineering: \$350,000
 - ▶ FY 2023 to 2024 –Construction: \$3,150,000
 - ▶ **Total: \$3,500,000**



How do we pay for it?

- 10.0% - State Public Works Trust Fund
- 50.0% - FEMA HMA Grant or Fed Grant
- 15.0% - City Water Capital Fund
- 10.0% - Developer Contribution

WELL #3 ELECTRICAL GENERATOR

- ▶ Prioritization: High (2023)
- ▶ Project Location: Well #3 located on east side of SE Larch & Lamperti intersection.
- ▶ Well #3 dates back to 1967.
- ▶ The well lacks an electrical generator.
- ▶ FEMA HMA/BRIC Grant we are pursuing to cover 75% of the work.
- ▶ **FY 2023 Total: \$500,000**

How do we pay for it?

- 75.0% FEMA HMA Grant
- 25.0% City Water Fund



REPAINT CENTRAL COLLEGE PLACE WATER TOWER

- ▶ Prioritization: High (2025)
- ▶ Project Location: Public Works Yard located between Birch, Date, 4th, and 6th.
- ▶ Elevated water tank dates back to 1949.
- ▶ Central water tower is due for repainting. Higher cost since exterior paint is lead-based so will need to encase painting work in plastic.
- ▶ Water tower also needs to be seismically retrofitted and have overflow sized to current standards.
- ▶ Water utility will cover repainting cost.
- ▶ FEMA BRIC/HMA Grant we are pursuing to cover all of the overflow and seismic retrofit work.
- ▶ **FY 2025: FEMA Grant Request: \$900,000**
- ▶ **FY 2025: Water Utility: \$300,000**
- ▶ **Total: \$1,200,000**

How do we pay for it?

- 75.0% FEMA BRIC/HMA Grant
- 25.0% Water Utility



XV. TABLE OF ACRONYMS

- ▶ ADA: Americans with Disabilities Act
- ▶ AMI: Advanced Metering Infrastructure
- ▶ AMR: Automated Metering Infrastructure
- ▶ CDBG: Community Development Block Grant
- ▶ EDA: Economic Development Administration
- ▶ DNR: Department of Natural Resources
- ▶ LID: Local Improvement District
- ▶ LTGO: Limited Tax General Obligation
- ▶ PWTF: State Public Works Trust Fund
- ▶ PVC: Polyvinyl Chloride
- ▶ RCO: Recreation and Conservation Office
- ▶ REET: Real Estate Excise Taxes
- ▶ SR: State Route
- ▶ SRTS: Safe Routes to School
- ▶ TIB: Transportation Improvement Board
- ▶ UGA: Urban Growth Area
- ▶ WSDOT: Washington State Department of Transportation
- ▶ WSRB: Washington Survey and Rating Bureau
- ▶ WWTP: Wastewater Treatment Plant

