

Tuesday, June 4, 2024  
City Council Workshop - Hybrid (In-Person & Electronic)

5:30 P.M.  
City Council Workshop - Hybrid (In-Person & Electronic)

In-Person at College Place City Hall, 625 S College Avenue, College Place Washington

Workshop may be viewed at: Live Stream on City of College Place, Washington YouTube at [https://www.youtube.com/channel/UCbx3qrqzLDL\\_05NusReSI-g/featured](https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured)  
Zoom Attendee Link: <https://us06web.zoom.us/j/86529021609>

Or you may call this number to listen: 1-669-900-9128 ID# 865 2902 1609 Phone controls: \*6 - toggle mute/un-mute and \*9 - raise hand

## 1. Opening Items.

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|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Subject :  | 1.01 Call To Order                                                    |
| Meeting :  | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic) |
| Category : | 1. Opening Items.                                                     |
| Access :   | Public                                                                |
| Type :     | Procedural                                                            |

## Public Content

Mayor Hernández will call the workshop to order.

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Subject :  | 1.02 Roll Call                                                        |
| Meeting :  | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic) |
| Category : | 1. Opening Items.                                                     |
| Access :   | Public                                                                |
| Type :     | Procedural                                                            |

## Public Content

Mayor Norma L. Hernández

Paul T. Jessup,

Michael Cleveland,

Tito Espinoza Jr.,

Council Members Loren Peterson,

Melodie Williams,  
Heather Schermann,  
Monica Boyle

Administrator, Mike Rizzitiello;  
City Attorney, Rea Culwell;  
Finance Director, Brian Carleton;  
Public Works Director, Robert McAndrews;

Staff Police Chief, Troy Tomaras;  
Fire Chief, David Winter;  
Community Development Director, Jon Rickard;  
HR Manager, Shawn Doering;  
City Clerk, Sherri St. Clair

Subject : 1.03 Pledge of Allegiance  
Meeting : Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic)  
Category : 1. Opening Items.  
Access : Public  
Type : Procedural

Public Content

"Ipledge allegianceto the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

Subject : 1.04 Public Comment -  
Meeting : Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic)  
Category : 1. Opening Items.  
Access : Public  
Type : Information

Public Content

**Council meetings are primarily structured to permit Council Members to arrive at the decisions necessary to govern the City.**

**Meeting Protocol for Public Comment:**

When submitting public comments, include the following information regardless of the manner you are using: (Note that there are deadlines for written comments to be included in the meeting documents.)

- Your Name
- Your Address

**Written** Public comments may be provided by submitting comment to Clerk@cpwa.us no later than 4:30 PM on the meeting date to be included in the record. (If typewritten, no less than 11 pt font).

**Verbal** Public Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.

**Telephone and Virtual Comments:**

Any member of the public who desires to make a public comment at the City Council meeting by telephone or remote access, shall provide at least 24 hours notice (excluding weekends and holidays) prior to the start of the meeting at which the member of the public wants to make a comment, notify the City Clerk or designee in writing or by direct verbal communication of their desire to make a comment. Those notice shall include the member's first and last name, address or place of residence, and the topic or topics the comment will touch upon.

- Telephone comment - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (\*9 to raise hand, \*6 to mute/un-mute) when comments are requested.
- Virtual comment - Join using the Zoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

**Once recognized, you will have five minutes to speak on any subject that is under the control of the Council.**

## **2. Workshop Topics.**

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|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Subject :  | 2.01 Anderson Perry Student Scholarship - Mayor Hernandez             |
| Meeting :  | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic) |
| Category : | 2. Workshop Topics.                                                   |
| Access :   | Public                                                                |
| Type :     | Discussion, Information                                               |

## **Public Content**

**Information for Consideration:**

Mayor Hernández will present the Anderson Perry Student Scholarship.

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Subject :  | 2.02 State of the City - Mayor Hernandez                              |
| Meeting :  | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic) |
| Category : | 2. Workshop Topics.                                                   |
| Access :   | Public                                                                |
| Type :     | Discussion, Information                                               |

## **File Attachments**

[CityAdmin\\_SOTC\\_2024\\_Mayor.pdf \(5.328 KB\)](#)

Subject : 2.03 Coalla Creative District Certification - Mr. Rizzitiello

Meeting : Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic)

Category : 2. Workshop Topics.

Access : Public

Type : Discussion, Information

## Public Content

### **Historical Perspective:**

The Cities of Walla Walla, College Place, Downtown Walla Walla Foundation, and ArtWalla have been going after a Creative District since 2022.

### **Information for Consideration:**

We received a letter in early May 2024 that we are the first dual municipal Creative District in the State. Now is the heavy lifting. We are creating a joint task force for the Creative District. We will be receiving pass through grant dollars from ArtsWa for projects across the district. We also have to go through the launch checklist.

### **File Attachments**

[CoWalla-Certification-letter.pdf \(154 KB\)](#)  
[Res\\_No\\_23-076\\_Creative\\_District\\_with\\_Map\\_2023-12-12.pdf \(4.575 KB\)](#)  
[Creative District Launch Checklist.pdf \(82 KB\)](#)  
[Creative District Strategic Plan Draft.pdf \(111 KB\)](#)

Subject : 2.04 Whitman Drive Egress Concept for ELDA WA CP LLC Development - Mr. Rizzitiello

Meeting : Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic)

Category : 2. Workshop Topics.

Access : Public

Type : Discussion, Information

## Public Content

### **Historical Perspective:**

The City put in Whitman Drive from Larch to Myra in 2004. The City has struggled for years to get commercial development on the site due to a number of issues.

### **Information for Consideration:**



Bob Price (agent) and Marcus Deleo-Fullard (Property Owner) have a deal in the hopper for a large hotel/convention center with supporting retail/restaurants. The deal is hinged on getting a roundabout constructed on Whitman Drive. The development could have also happened with the City of Walla Walla allowing the developer to install a right-in, right-out for freight further south on Myra Rd (City of Walla Walla). The City of Walla Walla has traffic concerns on Myra so that isn't an option. City of Walla Walla owns and operates Myra Rd including sidewalks from Rose Street to State Route 125. This is a concept that can work that can keep deal alive. Getting a hotel in the City has been a goal in our Strategic Plan and the Comprehensive Plan. We will work with the property owner to submit a State of Washington Transportation Improvement Board UAP grant to cover some costs.

**File Attachments**

- [SCP-124032117260.pdf \(778 KB\)](#)
- [WhitmanDr-HomeDepot-RndabtConcept--140IncribedDia--02APRIL2024.pdf \(110 KB\)](#)
- [WhitmanDr-RndabtConcept-Overlay1-140IncribedDia--16APRIL2024.pdf \(477 KB\)](#)
- [WhitmanDr-RndabtConcept-Overlay2-140IncribedDia--16APRIL2024.pdf \(4.017 KB\)](#)

|            |                                                                         |
|------------|-------------------------------------------------------------------------|
| Subject :  | 2.05 Early Design Concept SR 125 & College Ave /Aufte - Mr. Rizzitiello |
| Meeting :  | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic)   |
| Category : | 2. Workshop Topics.                                                     |
| Access :   | Public                                                                  |
| Type :     | Discussion, Information                                                 |

**Public Content**

**Historical Perspective:**

The State of Washington Department of Transportation (WSDOT) has a long-term plan to eventually convert all intersections along State Route 125 into roundabouts.

**Information for Consideration:**

The State Route 125 & College Avenue & Aufte intersections are rising to importance due to impending development to the west. We want to get input from folks as this is early level conceptual design. The idea is for the The City to work with the State Freight Mobility Board and the Washington State Department of Transportation to get it programmed into their work plan over the next decade.

**File Attachments**

- [SR125&College RAB Budget Estimate 4-10-2024.pdf \(62 KB\)](#)
- [SR125&CollegeAve\\_Concept 4-8-2024\\_Reduced.pdf \(964 KB\)](#)

**3. Closing Items.**

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|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Subject : | 3.01 Good of the Order                                                |
| Meeting : | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic) |

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Category : | 3. Closing Items.                                                     |
| Access :   | Public                                                                |
| Type :     | Discussion, Information                                               |
| Subject :  | 3.02 Conclusion                                                       |
| Meeting :  | Jun 4, 2024 - City Council Workshop - Hybrid (In-Person & Electronic) |
| Category : | 3. Closing Items.                                                     |
| Access :   | Public                                                                |
| Type :     | Procedural                                                            |

# Public Content

Mayor Hernández will conclude the workshop.



# State of the City 2024

Norma L. Hernández – Mayor



# 2017 to 2026 Strategic Plan

- Weblink:  
[https://go.boarddocs.com/wa/cocp/Boa  
rd.nsf/goto?open&id=C44MEU5AFO80](https://go.boarddocs.com/wa/cocp/Boa%20rd.nsf/goto?open&id=C44MEU5AFO80)
- Five Themes:
  - Resource Development
  - Cooperation & Connection
  - Infrastructure Investment
  - Planning for Prosperity
  - Optimal Operations
- Reviewed every two years between April and July prior to start of budget season.
- Starting another review cycle of Strategic Plan.

**City of College Place**  
Strategic Plan, 2017-2026

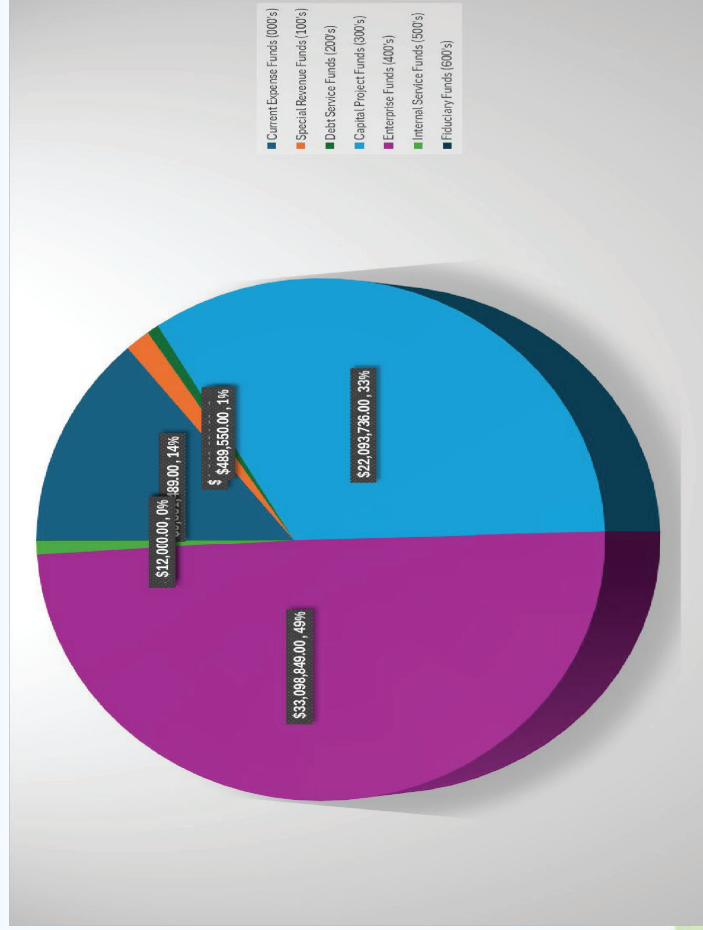


*Where small-town living and learning meet*

# Adopted Fiscal Year 2024 Budget

Revenues/Expenses: \$66,983,336

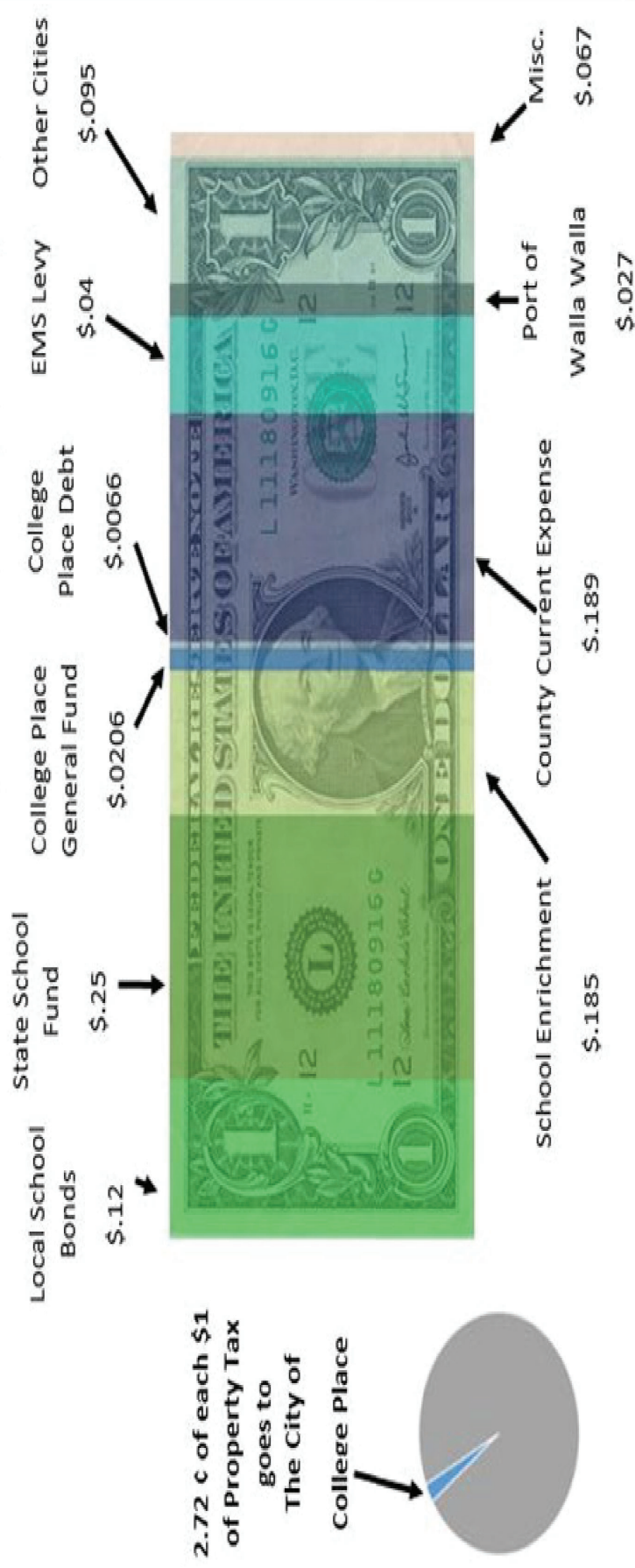
- Current Expense Fund (000's) - (14.3%)
- Special Revenue Funds (100's) - (-1.6%)
- Debt Service Funds (200's) - (0.7%)
- Capital Project Funds (300's) - (33.0%)
- Enterprise Funds (400's) - (49.4%)
- Internal Service Funds (500's) - (1.0%)
- Fiduciary Funds (600's) - (0.02%)





# Property Tax Breakdown

## Break Down of How Each Dollar of Property Tax is Spent



2023





# 2023: Resource Development

- **Incentives**
  - Multifamily Housing Tax Incentive (MFTE)
  - Creation of Stone Creek/Downtown Tax Increment Finance (TIF) District
  - Common Roots Land Trust
  - 1% for the Arts Account
  - Coalla Creative District work
- **Business Development**
  - Goodwill Employment Connection Center
  - Soda Stop
  - Chipotle
  - Burger King
  - BestMed
- **Housing Development**
  - VESPR (8<sup>th</sup> & College)
  - Initial grading for Villages at Fort Walla Walla
- **Grants**
  - CDBG SW 6<sup>th</sup> & 8<sup>th</sup> Street Sidewalk Construction
  - MPO STBG Grant for SW Mojonier Engineering & ROW
  - State Department of Health Grant Funding for Well #6
  - Wildhorse Foundation Grant for PD Cameras at Walmart and Home Depot areas
  - State Recreation Conservation Office funds for Veterans Park rehab.
  - Congressional Directed Spending for Wastewater Treatment Plant
  - Blue Zones/MPO assistance with development of Complete Streets Plan, ADA Transition Plan
  - State Transportation Improvement Board (TIB) Grant for NE Damson reconstruction and NE Rose rechannelization.
  - State Ecology grants for ten years worth of sewer lining, replacement of Wastewater Lift Station #5 (SW 1<sup>st</sup> Street), and Wastewater Treatment Plant
  - State Ecology Stormwater grants for decant facility engineering, SW 10<sup>th</sup> (College to Bade) Engineering, and SE Birch & 6<sup>th</sup> Engineering
  - State Historic Preservation Grants for Poor Farm Cemetery Monument and Historic Home Signage
  - In last 7.5 years we have obtained \$74 million and counting in outside financing for projects.





# 2023: Cooperation & Connection

- **Community Events**

- Block Party is back: College Avenue (Whitman to Fourth)
- Spring Fling at Kiwanis Park
- CP Farmers Market
- Movies at the Park
- Korean War Memorial Dedication
- Arbor Day
- Freedom Festival
- Fall Festival
- Light Up The Avenue

- **Citizen Advisory Commissions**

- **Programmatic Enhancements**

- FY 2023 Community Grant Allocations: City of WW Bike Committee, WW Sustainable Living Center, Sonbridge, Common Roots, WWU Tool Library, Accessible WW, Enactus, and Garrison Creek Heights HOA.
- YMCA Summer Youth Recreation Program

- **Communications**

- City Youtube Channel (Meetings, Monthly City Admin Update, and One-Minute Project Videos)
- City partnership newsletter mailings
- Social Media

- **Partnerships**

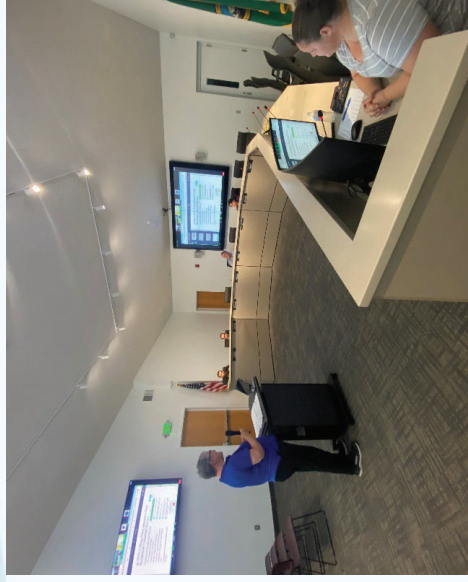
- WWU, CPPS, Blue Zones, MPO, Sonbridge, City of WW, WW County, State, YMCA and Others





# 2023: Infrastructure Investment

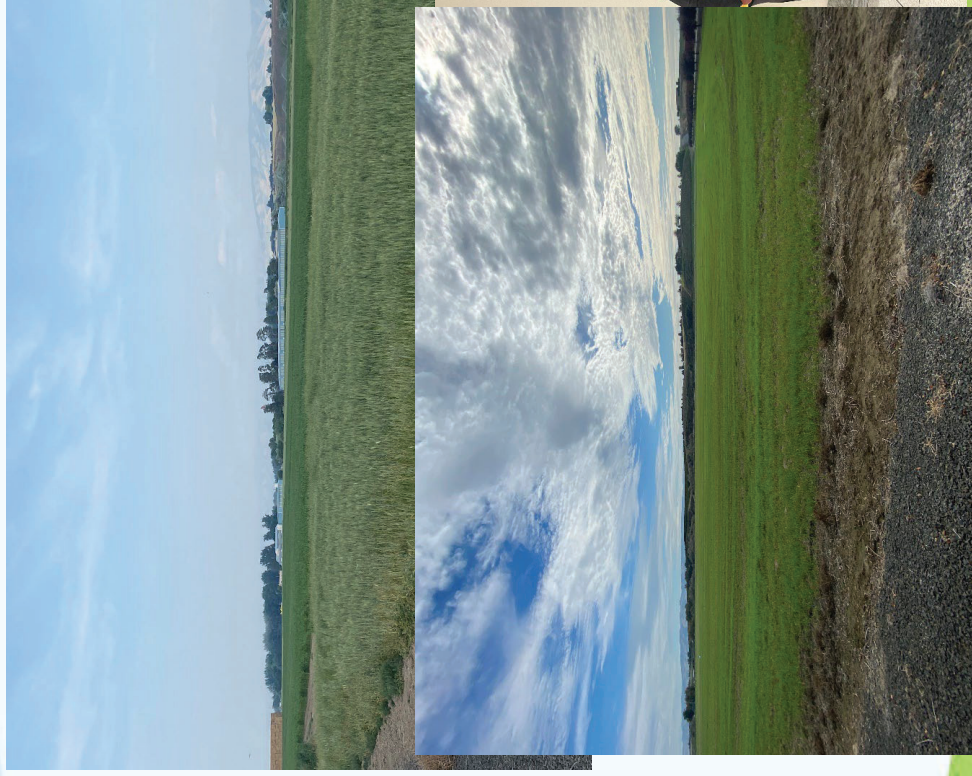
- **General Government**
  - City Council Chambers Upgrade (ARPA Funded)
  - Police Shooting Range
- **Parks**
  - Completing Fundraising and Permitting of Lions Park
  - Design work for Autumn Meadows Park and Whitman & Maple Site
  - Perseverance Park
- **Storm**
  - Lions Park
  - Decant Facility Engineering
  - Outfall Replacement
- **Streets**
  - Chipseal
  - Whitman & Academy Way Four Way Stop Sign
  - SW 6<sup>th</sup> & 8<sup>th</sup> Sidewalk Construction
  - Assumption of Autumn Meadows Infrastructure
  - ADA Sidewalk Ramps
- **Wastewater**
  - ~~Wastewater Treatment~~ Plant State Mandated Upgrades and Discussion about Future Treatment
  - Engineering of Lift Station #5 Replacement and SW 1<sup>st</sup> work.
- **Water**
  - Finished Well #6 (SE Maple)
  - Began drilling Well #7 (SW Teal)
  - Reservoir #4 Engineering
  - SE 6<sup>th</sup> & Birch Engineering
  - Franchise Agreements with Green Tank and Irrigation #14





# 2023: Planning for Prosperity

- **Development**
  - Kickoff of Preapproved Housing Plans
  - Missing Middle Housing
  - Annexation of Martin Airfield and Bobby Smith Areas into City
- **Six-Year Investment Plans**
  - Capital Facilities
  - Equipment Replacement
  - Information Technology
- **Countywide Planning Policy Update**
- **Pavement Rating Study – Transportation Benefit District**
- **Hotel Market Study**
- **Legislative Advocacy**
  - State
  - Federal
- **Marketing to Developers via ICSC and other mediums.**



# 2023: Optimal Operations

- **General Government**

- Addition of in-house Information Technology Operation
- Transition of software to Tyler CRM Solution (Finance Completed in 2023)
- Council Chambers AV Improvements
- Local Community Grant Program to Support Community Partnerships
- Work with Blue Mountain Action Council and Community Council on Walla Walla County Broadband Action Team
- Collaboration with College Place Public Schools, YMCA, Sonbridge, on grants and programming to support youth recreation.
- Work with Rural Library District on promoting programming.

- **Fire Department**

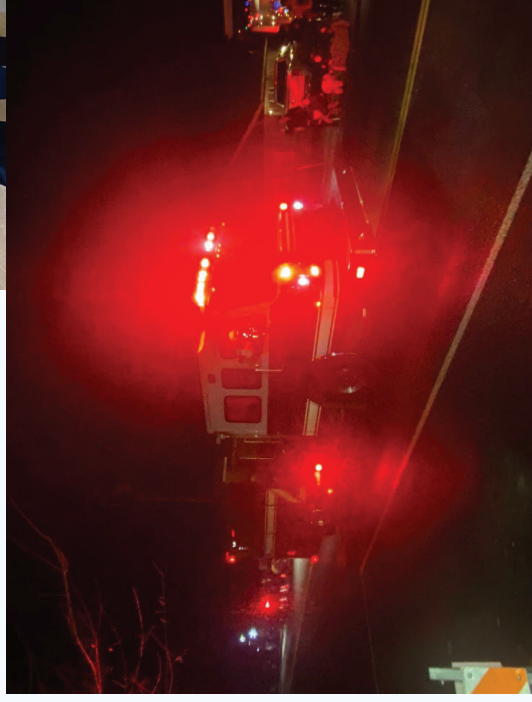
- Volunteer/Staff Growth in Fire/EMS
- Replacement Fire Apparatus (ARPA Funded)
- Replacement Ambulance (ARPA Funded)

- **Police Department**

- Countywide Drug Task Force
- Growing School Resource Officer Program
- Future Facility Study

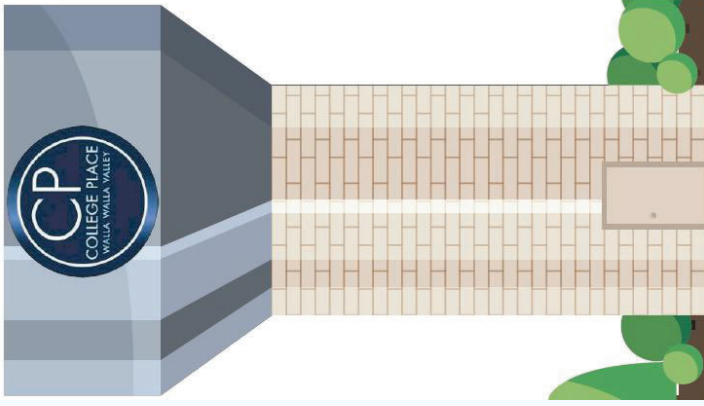
- **Public Works**

- Addition of Facility Maintenance and Capital Project Manager Position
- Utility worker positions.
- Stay on top of backflow program.
- Investigation of Wastewater Regionalization – City of WW or Gardena





2024







# 2024: Cooperation & Connection

- **Community Events**
  - Grow Block Party
  - Spring Fling
  - CP Farmers Markets – Themed Dates (Community Org Fair, Big Rig Day, etc)
  - Movies at the Park
  - Arbor Day
  - Freedom Festival
  - Fall on the Avenue
  - Light Up the Avenue
  - Neighborhood Parties?
- **Citizen Advisory Commissions**
- **Programmatic Enhancements**
  - Replacement Lions Park Community Center (Library, Childcare, Commercial Kitchen, Drop In Non-Profit, Community Room Space)
  - Women of Wisdom CarShare
  - Free wifi at the Parks
  - Continuation of Community Grant Program: YMCA, CoWalla, YWCA, Center for Humanitarian Engagement, College Place Public Schools, Common Roots Housing Land Trust, Friends of Children Walla Walla
  - Youth Recreation Program – YMCA – United Way Cosponsors it.
- **Communications**
  - Social Media
  - Newsletter
- **Partnerships**
  - Walla Walla University, City of Walla Walla, Port, County, College Place Schools, Sonbridge, YMCA, BMAC, State, and others





# 2024: Infrastructure Investment

- **General Government**

- Fire Station HVAC ESCO Upgrade (State Earmark Funded)
- Community Center Replacement Architectural Plans (State Earmark Funded)
- City Hall Addition
- Police Department Facility Needs Assessment

- **Parks**

- Lions Park Renovation is actually underway
- Veterans Park Renovation (State RCO Grant)
- Kiwanis Park Electrical

- **Storm**

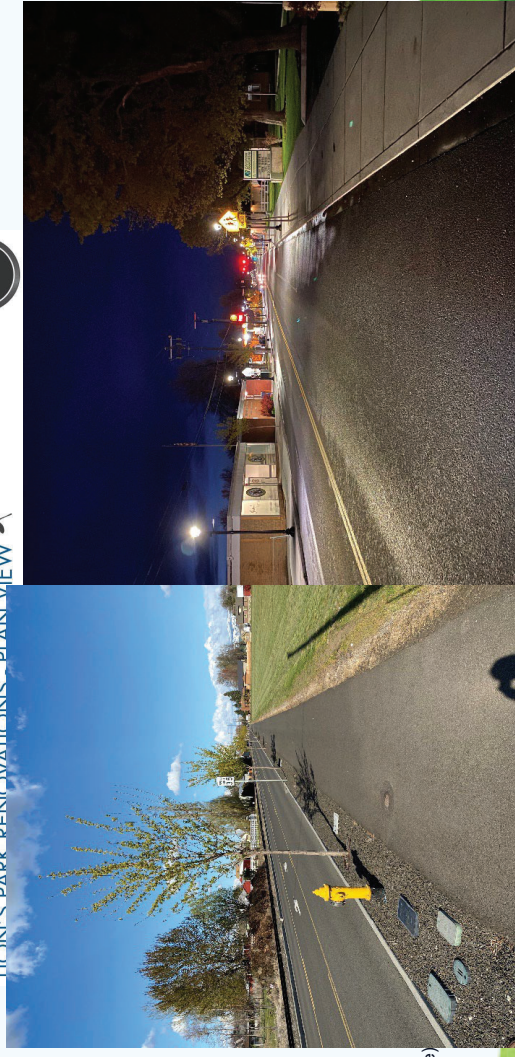
- Lions Park Pond
- Decant Facility Engineering
- SE 6<sup>th</sup> & Birch
- SW 10<sup>th</sup>
- Army Corps Funded Floodway Mapping & Stone Creek Streambank Restoration

- **Streets**

- NW Damson (Cargill to RR Tracks)
- NE Rose Channelization (Lambert to Carey) and Ped Streetlights (Ash to Carey)
- SE 8<sup>th</sup> Sidewalk Engineering (College to Larch)
- SW Mojonier Right-of-Way
- CP Post Office Crosswalk Enhancement
- Stone Creek Area Arterial Engineering (East-West Rd, Intersection with College Ave, SR 125 & College)

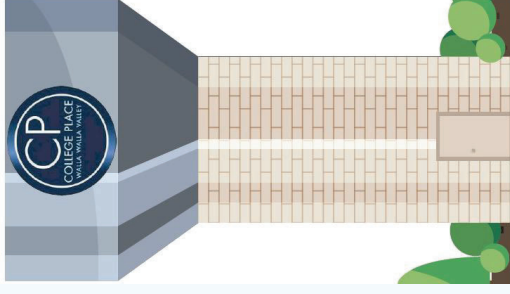


LIONS PARK RENOVATIONS - PLAN VIEW



# 2024: Infrastructure Investment

- **Wastewater**
  - Wastewater Treatment Plant (Phase 1A Improvements)
  - Figure out pathway for Wastewater Treatment Plant going forward
  - Wastewater Lift Station #5 Replacement including SW 1st Street Reconstruction
  - Ten years worth of Sewer Lining
- **Water**
  - Water Tower #1 Seismic Retrofit
  - Reservoir #4 Engineering
  - Drinking Water Well #7 Construction (SW Teal)
  - SE/SW 6<sup>th</sup> Main Replacement





# 2024: Planning for Prosperity

- **Development**
  - Preapproved Housing Plans
  - Master Planning work around Martin Airfield and Stone Creek
  - Update Public Works Standards
  - Capital Investments to spur Private Development
    - TIF – Mojonnier, East-West Rd, SR 125 & College/Aufte
    - Whitman Drive behind Home Depot
- **Six-Year Investment Plans**
  - Capital Facilities
  - Equipment Replacement
  - Information Technology
- **Planning**
  - Countywide Planning Policy
  - UGA Update
  - Park Plan Update
  - Comprehensive Plan Update
  - Countywide Hazard/Wildfire Mitigation Plan Update
  - Federal Safe Streets and Roads 4 All Planning Grant work (Local Road Safety, ADA, and Complete Streets)
- **Legislative Advocacy**
  - State
  - Federal
- **Marketing to Developers via ICSC and other Mediums**



# 2024: Optimal Operations

- **General Government**
  - Sales Tax Sharing Agreement for Big Box Stores over 25,000 sq ft.
  - Recycling
  - City Hall Renovation
  - Tyler ERP Expansion to Permitting and Asset Management
  - Azavar Vacation Rental Registration Program
  - Community Grant Program
  - Youth Recreation Program
  - Expansion of Urban Growth Areas
- **Fire Department**
  - Volunteer/Staff Growth in Fire/EMS – Growing Call Volume
  - Wildland Fire Assistance
- **Police Department**
  - Drug Task force
  - School Resource Officer Program
  - Future Facility Study
- **Public Works**
  - Future Facility Study
  - Wastewater Operations



**COLLEGE PLACE DAY CAMP**  
ENTERING 1<sup>ST</sup>–6<sup>TH</sup> GRADES | MON – THU | KIWANIS PARK

1 June 24 – 27 • Welcome Week  
2 July 1 – 3 • Camping 101  
3 July 8 – 11 • Wild Wild West  
4 July 15 – 18 • Blowing Off STEAM  
5 July 22 – 25 • Culinary Creations  
6 July 29 – Aug 1 • Color Me Crazy  
7 Aug 5 – 8 • Summer Splash  
8 Aug 12 – 15 • Campers vs Counselors

**\$50 HALF-DAY (12:30pm – 4:30pm) | \$100 FULL-DAY (8:00am – 4:30pm)**  
**SUBMIT REGISTRATION PACKETS TO THE YMCA**  
Bring signed forms to the Membership Services Desk or email a copy to Morgan: [mpackard@www.ymca.org](mailto:mpackard@www.ymca.org) | 509.525.8863 | Check email for confirmation.

[www.ymca.org/camps](http://www.ymca.org/camps)

**Ask about Y Sports Camps and other Summer Programs in surrounding communities!**  
This camp meets Monday–Thursday and is open to College Place Elementary students. An additional morning camp is offered through College Place Public Schools and the 21st Century Program. \*No Y camps are held on the 4<sup>th</sup> of July.

## 2021 Washington State Energy Code Workshop



April 23, 2024

Walla Walla Police Department – Fulton Community Room  
54 E. Moore St., Walla Walla

Join us for a comprehensive full-day workshop designed to enhance your knowledge of building codes, permit requirements, energy efficiency, and cutting-edge tools in the construction industry. This workshop will feature distinct classes, each led by seasoned professionals in their respective fields. Attend one or all sessions. Free!

| Sesssion 1                                                                                                                                                                                                                                                                                                                                                           | Sesssion 2                                                                                                                                                                                                                                                                                                                                    | Sesssion 3                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Washington State Energy Code Residential Update & Education<br>10:30 a.m.–12:30 p.m.                                                                                                                                                                                                                                                                                 | Washington State IRC & IMC for Residential Ventilation<br>1–3 p.m.                                                                                                                                                                                                                                                                            | Continuous Insulation Strategies<br>3:30–5:30 p.m.                                                                                                                                                                         |
| Stay abreast of the latest developments in Washington state energy codes. The new 2021 Washington State Energy Code (WSEC) and International Mechanical Code (IMC) as they pertain to residential ventilation systems. Jonathan P. Jones will guide participants through the code requirements where the Washington IRC/IMC and WSEC-RI treat air requirements meet. | Delve into the intricacies of the Washington State IRC & IMC for Residential Ventilation. Code (RC) and International Mechanical Code (IMC) as they pertain to residential ventilation systems. Jonathan P. Jones will guide participants through the code requirements where the Washington IRC/IMC and WSEC-RI treat air requirements meet. | Explore the importance of continuous insulation in building envelopes. Rock insulation is a key component in achieving energy efficiency, thermal comfort, and moisture management through effective insulation practices. |

This workshop is targeted to design professionals and contractors. Attendees will gain practical knowledge regarding new State energy code requirements so that future permit submittals to city and county building departments are complete and can be quickly reviewed and processed.

Don't miss this opportunity to stay at the forefront of the industry and elevate your expertise in building construction and design.





# Major Challenges Going Forward

- Housing Availability/Affordability
- Unfunded State Mandates and Impact on Provision of Services
- Inflation
- Tight Urban Growth Area
- Availability of contractors to bid on projects
- Process of pursuing Federal grant dollars
- Fire Department – Call Volume
- Storm System
  - Deferred Maintenance
  - Addition of filtration systems and associated maintenance cost
- Wastewater System
  - Very expensive Federal/State mandates
  - Incongruent guidance from various branches of same State agency (Ecology)
- Water System
  - Need storage to keep up with population







College Place, Washington  
**On the Map Since  
1946!**

Stay up to date with City events  
and happenings online!



➔ [WWW.CPWA.US](http://WWW.CPWA.US) ☎ 509-529-1200

## Thank You

Mayor Norma L. Hernández

Cell: 509-386-6634

Email: [nhernandez@cpwa.us](mailto:nhernandez@cpwa.us)

City Administrator Mike Rizzitiello

Cell: 509-520-9091

Email: [mrizzitiello@cpwa.us](mailto:mrizzitiello@cpwa.us)





May 13, 2024

Elizabeth Rowden  
Program Director  
ArtWalla  
PO Box 2192  
Walla Walla WA 99362

Dear Ms. Rowden:

We are pleased to let you know that the ArtWalla's application for the Co(W)alla Creative District certification has been approved. Our review panel thought your application outlined the joint creative district's appeal well. Based on their recommendation, our board of commissioners voted to ratify your District's approval. Congratulations on becoming the newest Creative District in Washington State!

We are excited to begin this process with your community and are looking forward to supporting your success.

Best regards,

Annette M. Roth  
Community Development Manager  
Washington State Arts Commission  
711 Capital Way South, Suite 600  
Olympia, WA 98504  
(360) 252-9982

Cc: Karen Hanan, Executive Director



***City of College Place, Washington***  
**RESOLUTION NO. 23-076**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING AUTHORIZING CITY ADMINISTRATOR TO WORK WITH ARTWALLA & PARTNERS ON FORMATION OF THE COALLA (COLLEGE PLACE-WALLA WALLA) CREATIVE DISTRICT.**

**Whereas,** the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

**Whereas,** RCW 43.46.105 authorizes local governments to designate a Creative District within its territorial boundaries, subject to certification by the Washington State Arts Commission; and

**Whereas,** a Creative District is geographically defined area where art, culture, social, and economic activity takes place and where cultural facilities, creative industries, and arts-related businesses are a vibrant hub for the community; and

**Whereas,** the benefits of a state-certified Creative District include; promoting the City and Greater Walla Walla Valley's unique identity and values; increasing tourism; growing creative industry jobs and career opportunities; being able to pursue grant opportunities related to the creative industry; preserving and improving historic community assets; and enhancing the City's livability; and

**Whereas,** the City's Cultural & Business District, Downtown Walla Walla, and surrounding areas contain a strong concentration of the Walla Walla Valley's cultural assets, businesses and activities; and

**Whereas,** the Washington State Certified Creative District Program aligns with the goals of the City's Economic Development Element of the Comprehensive Plan;

**Whereas,** both communities filed a formal letter of intent on November 9<sup>th</sup>, 2023 and were invited by ArtsWA to submit a formal application with amended Creative District boundaries by January 12<sup>th</sup>, 2024;

**Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:**

**Section 1. Creative District Boundaries.** That the area shown in the updated map attached as Exhibit A, which encompasses the City of College Place & City of Walla Walla's Cultural and Business District and surrounding areas, is hereby designated as the Coalla Creative District



(College Place – Walla Walla), subject to the certification by the Washington State Arts Commission.

**Section 2. Creative District Application.** That the Administration is authorized to partner with the City of Walla Walla, Downtown Walla Walla Foundation, ArtWalla, and other partners to petition the Washington State Arts Commission for certification of the Creative District and to execute on behalf of the City of College Place any documents necessary for state certification of the Creative District.

**Section 3. Creative District Promotion.** That the Creative District shall promote the exploration of and participation in the creative economy and arts and cultural experiences unique to the Walla Walla Valley (comprising College Place & Walla Walla) community and that business and property owners within the Creative District are encouraged to involve themselves and participate in the full development of the Creative District.

**Section 4. Creative District Participation.** That administration is authorized to direct staff to actively support and cooperate with the Creative District Steering Committee to develop, maintain, and encourage the economic and arts and culture activities in the Creative District.

**Section 5. Administrative Support.** The City designates Artwalla as the Administrative Agent for the Coalla Creative District.

**Section 5. Clerical Corrections.** The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

**Section 6. Effective Date.** This resolution shall take effect and be in full force upon its passage as provided by law.

**PASSED** by the City Council of the City of College Place, Washington, this 12<sup>th</sup> day of December, 2023.

DocuSigned by:  
*Norma L. Hernández*  
E7C117EE7FEC409...  
Norma L. Hernández, Mayor

Attest:  
DocuSigned by:  
*Sherri St. Clair*  
1F0CE5D2E0F846A...  
Sherri St. Clair  
City Clerk









## Co(W)alla Creative District – 3 Yr Strategic Plan

Draft Vision: Arts are always included, and people are always included in the arts.

Draft Mission: The arts connect, celebrate, support, and bring vitality to our community and economy.

Draft Values: Social Innovation, Empathy, Joy, Inclusion, Relationships, Community, Serendipity

The below strategic plan includes needs and opportunities within the Co(W)alla Creative District that were initially identified by the application Planning Team. It is not intended to be comprehensive and may change post-designation as a permanent working committee is formed.

|                                                                                       | 2024                                                                                                                                                                                                             | 2025                                                                                                         | 2026                                                                                                                                                     |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goal 1: Develop a sustainable organization with diverse revenue streams.              | Form working committee under ArtWalla umbrella and develop charter of work.                                                                                                                                      | Begin developing on-going operational budget, including needs around staffing, space, and programming needs. | Begin exploring future of creative district working group, including new member recruitment, potential stand-alone nonprofit, and future staffing needs. |
| Goal 2: Engage our community with collective involvement and continued buy-in         | Research and identify potential revenue streams for general operations, including grants, fundraisers, and event sponsorships.                                                                                   | Develop and implement fundraising plan to meet operational needs.                                            | Maintain annual event and identify other potential events for community engagement, both as creators and spectators.                                     |
| Goal 3: Support, develop, and grow our College Place and Walla Walla Creative Economy | Raise awareness of new creative district designation through participation in community events                                                                                                                   | Seek grant-funding for additional public art installations, with an initial focus in College Place.          | Explore creating grant-funding, revolving loan fund, and other funding opportunities to support new and growing creative businesses.                     |
|                                                                                       | Build upon 2023 community outreach to promote the new designation and its potential benefits to additional stakeholders, including strengthening relationships with local tribe and Spanish-speaking population. | Hold inaugural cross-community arts-related event                                                            |                                                                                                                                                          |
|                                                                                       | Begin development of signature annual event.                                                                                                                                                                     | Develop wayfinding and other signage to create unique identity for creative district                         |                                                                                                                                                          |
|                                                                                       | Promote, map, and support existing businesses that are part of the current creative economy.                                                                                                                     | Identify potential spaces for artist housing and live/work spaces.                                           |                                                                                                                                                          |
|                                                                                       | Meet with creatives to identify gaps and opportunities to support their development.                                                                                                                             | Develop programming to address gaps and opportunities in creative business support.                          |                                                                                                                                                          |
|                                                                                       | Identify potential spaces for creative incubators and potential barriers (zoning, financial, etc) to creatives accessing them.                                                                                   | Begin construction of additional maker spaces and creative incubators within creative district.              |                                                                                                                                                          |



|                                                                                       |  | 2024                                                                                                                                                                                                             | 2025                                                                                                         |
|---------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Goal 1: Develop a sustainable organization with diverse revenue streams.              |  | Form working committee under ArtWalla umbrella and develop charter of work.                                                                                                                                      | Begin developing on-going operational budget, including needs around staffing, space, and programming needs. |
| Goal 2: Engage our community with collective involvement and continued buy-in         |  | Research and identify potential revenue streams for general operations, including grants, fundraisers, and event sponsorships.                                                                                   | Develop and implement fundraising plan to meet operational needs.                                            |
| Goal 3: Support, develop, and grow our College Place and Walla Walla Creative Economy |  | Raise awareness of new creative district designation through participation in community events                                                                                                                   | Seek grant-funding for additional public art installations, with initial focus in College Place              |
|                                                                                       |  | Build upon 2023 community outreach to promote the new designation and its potential benefits to additional stakeholders, including strengthening relationships with local tribe and Spanish-speaking population. | Hold inaugural cross-community arts-related event                                                            |
|                                                                                       |  | Begin development of signature annual event.                                                                                                                                                                     | Develop wayfinding and creative signage to create unique identity for creative district                      |
|                                                                                       |  | Promote, map, and support existing businesses that are part of the current creative economy.                                                                                                                     | Identify potential spaces for artist housing and live/work spaces.                                           |
|                                                                                       |  | Meet with creatives to identify gaps and opportunities to support their development.                                                                                                                             | Develop programming to address gaps and opportunities in creative business support                           |
|                                                                                       |  | Identify potential spaces for creative incubators and potential barriers (zoning, financial, etc) to creatives accessing them.                                                                                   | Begin construction of additional maker spaces and creative incubators within creative district.              |

# ELDA WA CP LLC

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March 21, 2024

Michael Rizzitiello  
City Administrator  
City of College Place  
625 S College Avenue  
College Place, WA 99324

DELIVERY BY EMAIL TO: [MRIZZITIELLO@CPWA.US](mailto:MRIZZITIELLO@CPWA.US)

RE: Traffic Circle

Dear Mr. Rizzitiello:

I enclose our anticipated timeline for the approved Myra & Whitman mixed use project.

Currently in process on the development site is the apartment project, following which, we are just about to enter a formal agreement with Cobblestone Hotels for the construction of a hotel property.

Additionally, JUB has completed a bid for the engineering plan for utilities and we are planning for construction to be bid and scheduled by Q4 of 2024, which will open up the site for further retail, office, and mixed use for which we have been receiving ever increasing interest.

Sincerely,



Marcus Fullard-Leo  
President of FL Management Corporation  
Manager

cc. r.price (email)

Enc.



Table 1

|                                             | Q 2/3 24                                                                                   | Q 4/ q1 25                                                                          | Q2/q3 25                                                                                      | Q4/ q1 26                                                                                      | Q2/q3 26                                                                                          | Q4/ q1 27                                                                                                  | Q2/q3 27 | Q4/ q1 28 |
|---------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------|-----------|
| Hotel P&S ag                                |         |                                                                                     |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Traffic circle app.                         |         |                                                                                     |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Option land purchase .5 ac                  |         |                                                                                     |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Utilities JUB contract util                 |                                                                                            |                                                                                     |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Utilities break ground and loop road        |                                                                                            |  |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| HOTEL AND LOCK OFF MODEL BREAK GROUND       |                                                                                            |                                                                                     | <br>HOTEL |           | <br>LOCK OFF |                       |          |           |
| Traffic circle construction                 |                                                                                            |                                                                                     |              |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Fast food pre lease                         |                                                                                            |    |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Fast food break ground                      |                                                                                            |                                                                                     |              | <br>MULTIPLE |                                                                                                   |                                                                                                            |          |           |
| Grocery break ground                        |                                                                                            |                                                                                     |                                                                                               |                                                                                                |                |                                                                                                            |          |           |
| A&E/center pre lease                        |                                                                                            |                                                                                     |              |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Center apartment pre lease                  |                                                                                            |                                                                                     |              |                                                                                                |                                                                                                   |                                                                                                            |          |           |
| Center construction                         |                                                                                            |                                                                                     |                                                                                               |                                                                                                |                | <br>10,000 SQ FT PHASED |          |           |
| A&E pre lease conference                    |                                                                                            |                                                                                     |                                                                                               |                                                                                                |                |                                                                                                            |          |           |
| Conference construction                     |                                                                                            |                                                                                     |                                                                                               |                                                                                                |                                                                                                   |                         |          |           |
| NOTE: CHART DOES NOT SHOW permit, bid times |                                                                                            |                                                                                     |                                                                                               |                                                                                                |                                                                                                   |                                                                                                            |          |           |
|                                             | <br>START |                                                                                     |                                                                                               |                                                                                                | <br>PHASED     |                                                                                                            |          |           |

WHITMAN DR & HOME DEPOT ROUNDABOUT CONCEPTS  
04/02/2024









[illegible]





J-U-B ENGINEERS, INC.

## ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: SR 125 and College Avenue Roundabout Concept

DATE: April 9, 2024

CLIENT: City of College Place

CLIENT PROJ. NO.

J-U-B PROJ. NO.:

30-20-075-066

### ROUNDABOUT ONLY

| ITEM NO. | SPEC. SECTION | DESCRIPTION                                       | SCHEDULE OF VALUES |      |              |              |
|----------|---------------|---------------------------------------------------|--------------------|------|--------------|--------------|
|          |               |                                                   | QUANTITY           | UNIT | PRICE        | AMOUNT       |
|          |               | PREPARATION                                       |                    |      |              |              |
| 1        | 1-09.7        | Mobilization (10%)                                | 1                  | LS   | \$228,000.00 | \$228,000.00 |
| 2        | 2-01.5        | Clearing and Grubbing                             | 1.5                | AC   | \$25,000.00  | \$37,500.00  |
| 3        | 1-05.4        | Roadway Surveying                                 | 1                  | LS   | \$14,000.00  | \$14,000.00  |
| 4        | 1-05.4        | ADA Features Surveying                            | 1                  | LS   | \$1,000.00   | \$1,000.00   |
| 5        | 1-05.18       | Record Drawings                                   | 1                  | LS   | \$500.00     | \$500.00     |
| 6        | 2-01.5        | Remove Tree                                       | 1                  | EA   | \$1,500.00   | \$1,500.00   |
| 7        | 2-02.5        | Removal of Structures and Obstructions            | 1                  | LS   | \$10,000.00  | \$10,000.00  |
| 8        |               | Removing Traffic Signal Shaft Obstructions        | 3                  | EST  | \$2,500.00   | \$7,500.00   |
| 9        |               | Removing Asphalt Conc. Pavement                   | 11,500             | SY   | \$12.50      | \$143,750.00 |
| 10       |               | Removing Cement Conc. Curb and Gutter             | 330                | LF   | \$10.00      | \$3,300.00   |
| 11       |               | Removing Asphalt Conc. Sidewalk                   | 90                 | SY   | \$5.00       | \$450.00     |
| 12       |               | Removing Conc. Barrier                            | 225                | LF   | \$10.00      | \$2,250.00   |
| 13       |               | Removing Guardrail                                | 185                | LF   | \$10.00      | \$1,850.00   |
| 14       |               | Removing Guardrail Anchor                         | 3                  | EA   | \$750.00     | \$2,250.00   |
| 15       |               | Removing Traffic Button                           | 1                  | EA   | \$1,500.00   | \$1,500.00   |
| 16       |               | Removing Wire Fence                               | 60                 | LF   | \$10.00      | \$600.00     |
| 17       | 2-02.5        | HMA Sawcut                                        | 251                | LF   | \$5.00       | \$1,255.00   |
|          |               | GRADING                                           |                    |      |              |              |
| 18       | 2-03.5        | Roadway Excavation Incl. Haul                     | 16,000             | CY   | \$8.00       | \$128,000.00 |
| 19       | 2-03.5        | Embankment Compaction                             | 3,800              | CY   | \$3.00       | \$11,400.00  |
|          |               | STORM SEWER                                       |                    |      |              |              |
| 20       | 7-05.5        | Storm Sewer                                       | 1                  | LS   | \$35,000.00  | \$35,000.00  |
|          |               | WATER LINES                                       |                    |      |              |              |
|          | 7.09.5        | Water Lines                                       | 1                  | LS   | \$15,000.00  | \$15,000.00  |
|          |               | SURFACING                                         |                    |      |              |              |
| 21       | 4-04.5        | Crushed Surfacing Top Course                      | 9,200              | TON  | \$45.00      | \$414,000.00 |
| 22       |               | Soil Residual Herbicide                           | 11,300             | SY   | \$1.20       | \$13,560.00  |
|          |               | HOT MIX ASPHALT                                   |                    |      |              |              |
| 23       | 5-04.4        | HMA CL. 1/2" PG 70-28                             | 4,400              | TON  | \$135.00     | \$594,000.00 |
| 24       |               | Job Mix Compliance Price Adjustment               | CALC               | CALC | (\$1.00)     | (\$1.00)     |
| 25       |               | Compaction Price Adjustment                       | CALC               | CALC | (\$1.00)     | (\$1.00)     |
|          |               | EROSION CONTROL AND ROADSIDE PLANTING             |                    |      |              |              |
| 26       |               | ESC Lead                                          | 60                 | DAY  | \$250.00     | \$15,000.00  |
| 27       | 8-01.5(1)     | Erosion Control and Water Pollution Prevention    | 1                  | LS   | \$10,000.00  | \$10,000.00  |
| 28       | 8-02.5        | Seeding and Mulching                              | 0.75               | AC   | \$8,500.00   | \$6,375.00   |
| 29       | 8-02.5        | Silt Fence                                        | 400                | LF   | \$6.00       | \$2,400.00   |
|          |               | TRAFFIC                                           |                    |      |              |              |
| 30       | 8-04.5        | Cement Conc. Traffic Curb and Gutter              | 1,850              | LF   | \$30.00      | \$55,500.00  |
| 31       | 8-04.5        | Cement Conc. Pedestrian Curb                      | 130                | LF   | \$35.00      | \$4,550.00   |
| 32       | 8-04.5        | Roundabout Central Island Cement Concrete Curb    | 475                | LF   | \$40.00      | \$19,000.00  |
| 33       | 8-04.5        | Roundabout Truck Apron Cem. Conc. Curb and Gutter | 650                | LF   | \$30.00      | \$19,500.00  |
| 34       | 8-04.5        | Roundabout Cement Concrete Curb and Gutter        | 2,280              | LF   | \$30.00      | \$68,400.00  |
| 35       |               | Cement Conc. For Splitter Island Walkway          | 40                 | SY   | \$70.00      | \$2,800.00   |
| 36       |               | Cement Conc. For Center of Roundabout             | 1,000              | SY   | \$60.00      | \$60,000.00  |
| 37       | 5-05.5        | Textured and Pigmented Cement Concrete Pavement   | 2,325              | SY   | \$60.00      | \$139,500.00 |
| 38       | 8-06.5        | Cement Conc. Driveway Entrance Type 1             | 15                 | SY   | \$65.00      | \$975.00     |
| 39       | 8-06.5        | Cement Driveway Transition                        | 15                 | SY   | \$60.00      | \$900.00     |
| 40       | 8-14.5        | Cement Conc. Sidewalk                             | 525                | SY   | \$45.00      | \$23,625.00  |
| 41       | 8-14.5        | Cement Conc. Curb Ramp Type Signld Direction A    | 6                  | EA   | \$3,000.00   | \$18,000.00  |
| 42       | 8-14.5        | Detectable Warning Surface                        | 240                | SF   | \$20.00      | \$4,800.00   |
| 43       | 8-18.5        | Mailbox Support, Type 1                           | 4                  | EA   | \$425.00     | \$1,700.00   |
| 44       | 8-21.5        | Permanent Signing                                 | 1                  | LS   | \$30,000.00  | \$30,000.00  |
| 45       | 8-22.5        | Paint Line                                        | 5,600              | LF   | \$0.65       | \$3,640.00   |
| 46       | 8-22.5        | Painted Wide Lane Line                            | 810                | LF   | \$1.20       | \$972.00     |
| 47       | 8-22.5        | Painted Stop Line                                 | 140                | LF   | \$5.00       | \$700.00     |
| 48       | 8-22.5        | Painted Crosswalk Line                            | 555                | SF   | \$3.00       | \$1,665.00   |
| 49       | 8-22.5        | Painted Wide Dotted Entry Line                    | 290                | LF   | \$2.00       | \$580.00     |
| 50       | 8-22.5        | Painted Traffic Arrow                             | 8                  | EA   | \$250.00     | \$2,000.00   |
| 51       | 8-20.5        | Illumination System                               | 1                  | LS   | \$100,000.00 | \$100,000.00 |
| 52       | 1-10.4(1)     | Project Temporary Traffic Control                 | 1                  | LS   | \$230,000.00 | \$230,000.00 |
|          |               | OTHER ITEMS                                       |                    |      |              |              |
| 53       |               | Record Drawings (Minimum Bid \$500)               | 1                  | LS   | \$500.00     | \$500.00     |
| 54       |               | Roadside Cleanup                                  | 1                  | EST  | \$5,000.00   | \$5,000.00   |
| 55       |               | Minor Change                                      | 1                  | CALC | \$5,000.00   | \$5,000.00   |
| 56       | 1-07.15       | SPCC Plan                                         | 1                  | LS   | \$1,500.00   | \$1,500.00   |
| 57       |               | TESC Plan                                         | 1                  | LS   | \$5,000.00   | \$5,000.00   |

SUBTOTAL \$2,507,745.00

PROJECT CONTINGENCY(20%) \$501,549.00

SUBTOTAL W/ PROJECT CONTINGENCY \$3,009,294.00

PRELIMINARY ENGINEERING/ROW/PERMITTING \$601,858.80

CONSTRUCTION ENGINEERING (15%) \$451,394.10

TOTAL ESTIMATED CONSTRUCTION COSTS (2024 Dollar) \$4,062,546.90

J-U-B ENGINEERS, INC.

3611 S. Zintel Way, Kennewick WA 99337

