

Monday, October 12, 2020

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
5:00 PM

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Or you may call this number to listen: 1-669-900-9128 ID#957 8294 4716

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Procedural

Public Content

	Bill Clemens,
	Kelli Leen,
EDTEC Appointed Members	Jeff Lambert,
	Doug Case
	Jenny Fuchs
EDTEC Ex Officio Members	WW Chamber, Kyle Tarbett
EDTEC Advisory Members	City Administrator, Mike Rizzitiello
	Finance Director, Brian Carleton

2. Consent Agenda

Subject :	2.01 Approve Agenda for October 12, 2020
Meeting :	Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.02 Approve Minutes from September 14, 2020

Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent), Minutes

Minutes : [View Minutes](#) for Sep 14, 2020 - College Place Economic Development, Tourism, and E

File Attachments

[2020-09-14_Draft_EDTEC_Minutes_BoardDocs® LT Plus.pdf \(911 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent)

Recommended Action : Motion to approve the consent agenda

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Reports

Subject :	3.01 Discussion Protocol for Virtual Meetings
Meeting :	Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	3. Reports
Access :	Public
Type :	Information

Public Content

Virtual Meeting Discussion Protocol:

- After staff presentation of an item, the Chair will request comments from each Member
- After each member has had an opportunity, the Chair will then speak if so desired and Members will use the raise hand feature to notify the Chair of their desire to speak again. However, they will not enter the conversation without first being recognized by the Chair. This should allow for a thorough discussion with everyone having opportunity to express their views while maintaining order.

File Attachments

[Virtual_Meeting_Raise_Your_Hand.pdf \(50 KB\)](#)

Subject :	3.02 Draft FY 2021 to 2026 Capital Facility Plan - Mr. Rizzitiello
Meeting :	Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	3. Reports
Access :	Public
Type :	Discussion, Information

Public Content

Workshop only No action to be taken

Historical Perspective:

Every year staff compiles a six-year Capital Facility Plan. The capitalization threshold for projects to appear in this plan is \$5,000.

Information for Consideration:

The six-year plan details all projects on the radar for the next six fiscal years. Projects are ranked high, medium, low. High means the project really needs to happen. Medium means the infrastructure is in deteriorating condition or no longer meets the demands put upon it but will be prioritized if grants become available or from other project savings. Low means project likely won't happen unless the City receives grant funds. The estimated total facility need in FY 2021 is \$16.2 million. The total estimate over 2021 through 2026 is \$79.9 million. This will be presented at every City Council meeting until its passage in December. Also, it will go to the Utilities & Transportation Advisory Commission, Parks, Arbor, and Recreation Board, and the Economic Development, Tourism, and Events Commission for concurrence.

File Attachments

[2021Budget_SixYearPlans_Draft2021to2026Plan_September2020Rendition.pdf \(12,626 KB\)](#)
[CFP_Draft_Ordinance.pdf \(115 KB\)](#)
[Draft2021to2026CFP_Summary.pdf \(493 KB\)](#)

Administrative File Attachments

[2021Budget_SixYearPlans_CFP_Sept2020.xlsx \(65 KB\)](#)

Subject :	3.03 Traffic Box Wraps-Mr. Rizzitiello
Meeting :	Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	3. Reports
Access :	Public
Type :	Discussion, Information

File Attachments

[Copy of EconomicDevelopment_Projects_TrafficBoxArtWrap_GradesSummarySheet.pdf \(82 KB\)](#)
[DraftArtistContract.pdf \(27 KB\)](#)
[Barth1.JPG \(3,114 KB\)](#)
[Barth2Rotated.JPG \(3,231 KB\)](#)
[Clay1.JPG \(2,551 KB\)](#)
[Clay3Rotated.JPG \(2,687 KB\)](#)
[Clay4Rotated.JPG \(2,747 KB\)](#)
[Clay2Rotated.JPG \(2,532 KB\)](#)
[Clay5Rotated.JPG \(2,958 KB\)](#)
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[Heath2Rotated.JPG \(2,468 KB\)](#)
[Hom1Rotated.JPG \(3,798 KB\)](#)
[Hom2Rotated.JPG \(3,031 KB\)](#)
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[Maclean2Rotated.JPG \(2,953 KB\)](#)
[Nichols1Rotated.JPG \(3,138 KB\)](#)
[Nichols2Rotated.JPG \(3,119 KB\)](#)
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[Tebeck4Rotated.JPG \(2,709 KB\)](#)
[Tebeck5Rotated.JPG \(2,644 KB\)](#)
[Tebeck6Rotated.JPG \(2,818 KB\)](#)
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[Uhrig2Rotated.JPG \(2,795 KB\)](#)
[Uhrig3.JPG \(2,500 KB\)](#)

[Uhrig4Rotated.JPG \(2,845 KB\)](#)
[Whitney1Rotated.JPG \(3,178 KB\)](#)
[Whitney2Rotated.JPG \(2,460 KB\)](#)
[Whitney3Rotated.JPG \(2,696 KB\)](#)

Subject : 3.04 Mapped - The Uneven Recovery of U.S. Small Businesses

Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 3. Reports

Access : Public

Type : Discussion, Information

File Attachments

[Mapped_ The Uneven Recovery of U.S. Small Businesses.pdf \(9,816 KB\)](#)

Subject : 3.05 COVID Grant Distribution - Mr. Rizzitiello

Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 3. Reports

Access : Public

Type : Discussion, Information

Public Content

<https://www.portwallawalla.com/news/latest-news/248-walla-walla-county-grant-applications-now-available-for-walla-walla-small-business-owners-and-non-profits>

File Attachments

[CARES Money Potential Projects.pdf \(87 KB\)](#)
[Council_AgendaItem_COVIDGrantDistribution.pdf \(109 KB\)](#)

Subject : 3.06 CERB City Flex Industrial Study

Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 3. Reports

Access : Public

Type : Discussion, Information

File Attachments

[JUB.pdf \(4,156 KB\)](#)

Subject : 3.07 Awarded Lions Park Grants - RCO

Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 3. Reports
Access : Public
Type : Discussion, Information

File Attachments

[Grants_RCO_LWCF_Lions_Park_FINAL_2020.08.01.pptx \(1\).pdf \(9,331 KB\)](#)
[Grants_RCO_WWRP_Lions_Park_FINAL_2020.07.25.pptx \(2\).pdf \(7,795 KB\)](#)

Subject : 3.08 Upcoming CDBG Grants
Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 3. Reports
Access : Public
Type : Discussion, Information

File Attachments

[GrantManagement_Engineering_2020_CDBG_DrywellAwardLetter.pdf \(63 KB\)](#)
[GrantManagement_CommunityDevelopment_2020_MercyCorpNW_AwardLetter.pdf \(86 KB\)](#)

Subject : 3.09 Development Tracker
Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 3. Reports
Access : Public
Type : Discussion, Information

File Attachments

[DevelopmentTracker_102020.pdf \(130 KB\)](#)

4. Action Agenda

5. Closing Items

Subject : 5.01 Adjourn
Meeting : Oct 12, 2020 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 5. Closing Items
Access : Public
Type : Procedural

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting (Monday, September 14, 2020)

Generated by Carolyn Holm on Monday, September 14, 2020

PRESENT:

Commission Members	Bill Clemens, Kelli Leen, Doug Case
Ex- Officio	Kyle Tarbet - Walla Walla Chamber of Commerce City Administrator, Mike Rizzitiello
Staff	Finance Director, Brian Carleton; Deputy City Clerk, Carolyn Holm; Jeff Lambert,
MEMBERS EXCUSED:	Jenny Fuchs
MEMBERS ABSENT:	

1. Opening Items

Procedural: 1.01 Call To Order

Commissioner Leen called the meeting to order at 5:04 p.m.

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for

Action (Consent), Minutes: 2.02 Approve Minutes from July 6, 2020

Action (Consent): 2.03 Excuse Absence of Jeff Lambert

Action (Consent): 2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Commissioner Case made a motion to approve the consent agenda. Second by Commissioner Tarbett and the motion 3-0.

3. Reports

Discussion, Information: 3.02 College Avenue Traffic Assessment Recommendations -

Mr. Rizzitiello informed the Utilities, Transportation and Advisory Commission (UTAC) reviewed the traffic patterns on South College Avenue. The recommendations made by DN Traffic Consultants were reviewed and UTAC made recommendations which will move forward to City Council for consideration. Mr. Rizzitiello will be looking for recommendation from this Commission and requested members to review the items provided. This item will be provided at the next meeting.

Discussion, Information: 3.03 College Place Farmers Market Update -

Ms. Holm provided an update on the status of the Farmers Market. The 2020 market COVID-19 changes were reviewed, SNAP and SNAP Market Match programs, new to the market this year, were briefly reviewed. As the season comes to an end, market gross sales have proven to be similar to 2019 gross sales.

Discussion, Information: 3.04 CP Holiday Decorations "Light Up The Avenue" -

Ms. Holm reviewed the plan for Light Up the Avenue event. The event will start this year and continue to grow through the years to create a lighted event that will attract many to The City of College Place. Phase 1 will be the purchase of snowflake lights to hang on 22 light poles along College Avenue from 13th to Rose. Phase 2 is the purchase of a burst of stars and Christmas packages for the light poles in College Place municipal campus parking lot along with lights for the shrubbery. Phase 3 is purchase of a lighted bow for the reader board. The donations and City funds allocated to the project were discussed. Any additional funds would be used to purchase more light displays.

Discussion, Information: 3.05 Library Update -

Mr. Rizzitiello informed the library is providing curbside pickup as it cannot be open to the public yet, due to the Governor's restrictions. There are discussions about opening with limited capacity at some point.

Information: 3.06 Development Tracker -

Mr. Rizzitiello gave an overview of the status of current and potential development projects.

4. Action Agenda

Action: 4.01 EDA Grant Application for Treatment Plant Letter of Support

Mr. Rizzitiello informed the City would like to submit a grant application to help fund the wastewater treatment plant upgrade. He reviewed the details of the project and asked if he could receive a letter of support from the commission which will be included in the application.

Commissioner Case made a motion to submit letter of support for the grant application to the Economic Development Administration's Public Works and Economic Adjustment Assistance CARES Act Funding Grant Program for the City's Wastewater Treatment Plant Upgrade/Renovation Project. Second by Commissioner Tarbett and the motion 3-0.

5. Closing Items

Procedural: 5.01 Adjourn

Commissioner Leen made a motion to adjourn the meeting at 5:51 PM. Second by Commissioner Tarbett and, with no objection, the meeting adjourned.

Approved:

Jeff Lambert- Chair

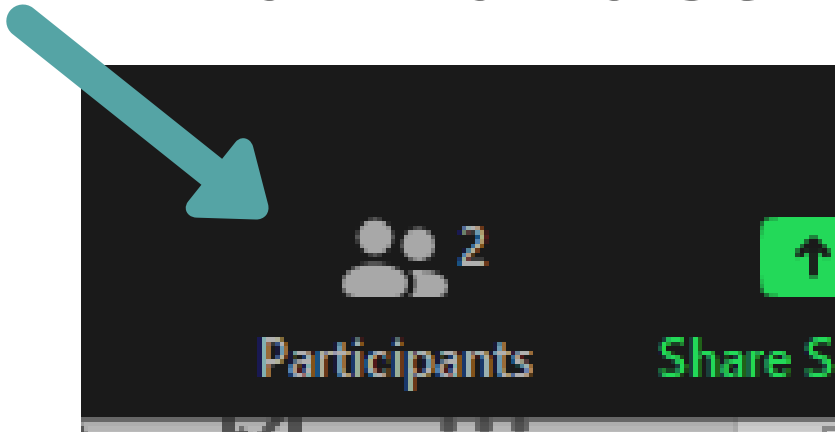
Attest:

Lisa Neissl – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred September 14, 2020. Further detail may be obtained by reviewing the actual audio recording made during this session.

Zoom Tutorial:

How To Raise Your Hand!



To use the "Raise Hand" function of the meeting software:

Locate
"Participants" at
the bottom of the
meeting window.
Click on it.

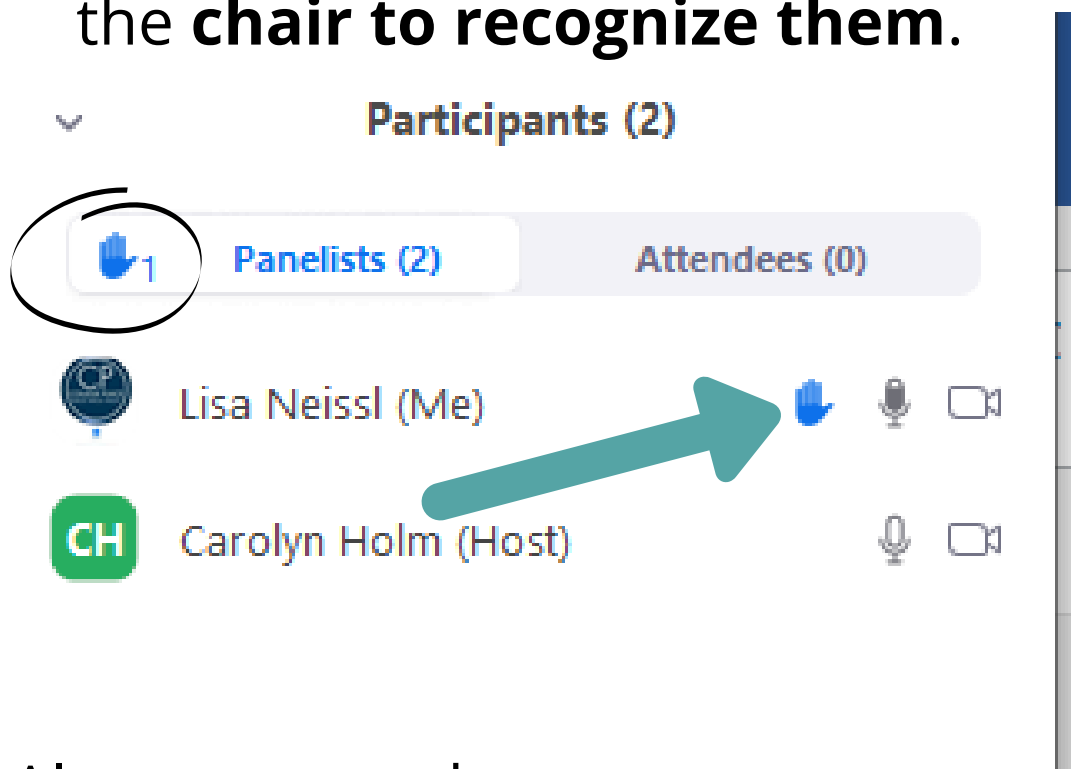
This will bring up a list of the participants. One tab for panelists and another for attendees.

On the bottom right is a button to **Raise Hand**



Zoom Tutorial: How To Raise Your Hand! (Cont.)

The participants tabs will show who and how many are raising their hands to allow the **chair to recognize them**.



Also note, you have easy access to mute/unmute and video settings here.





FY 2021 TO 2026 CAPITAL FACILITY PLAN

FY 2021 TO 2026 CAPITAL FACILITY PLAN



City of College Place: 625 S. College Ave, Phone: 509-529-1200 Website: www.collegeplacewa.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
- Byron Trop, Council Position #7

CFP Management Team

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

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- ▶ III. Fiscal Year 2019 Priority Projects: Pg 5
- ▶ IV. 2018 Comprehensive Plan: Pg 6
- ▶ V. Strategic Plan: Pg 7
- ▶ VI. Long Term Financial Plan: Pg 9
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- ▶ VIII. Completed FY 20 Projects: Pg 11
- ▶ IX. CFP Summary (FY 21 vs. six-year): Pg 12
- ▶ X. CFP Summary 2021: Pg 13
- ▶ XI. CFP Summary (FY 21 to 26): Pg 14
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- ▶ XIII. Prioritization Explanation: Pg 16
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 - ▶ B. Fire Dept: Pg 20
 - ▶ C. Police Dept: Pg 21
- ▶ XIV. CFP – Infrastructure: Pg 22
 - ▶ A. Parks: Pg 23
 - ▶ B. Full Corridor Reconstruction Projects: Pg 30
 - ▶ C. Storm: Pg 40
 - ▶ D. Street: Pg 48
 - ▶ E. Wastewater: Pg 65
 - ▶ F. Water: Pg 69
- ▶ XV. Table of Acronyms: Pg 77
- ▶ Appendix A. Capital Facility Plan Summary Table: Pg 78



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.



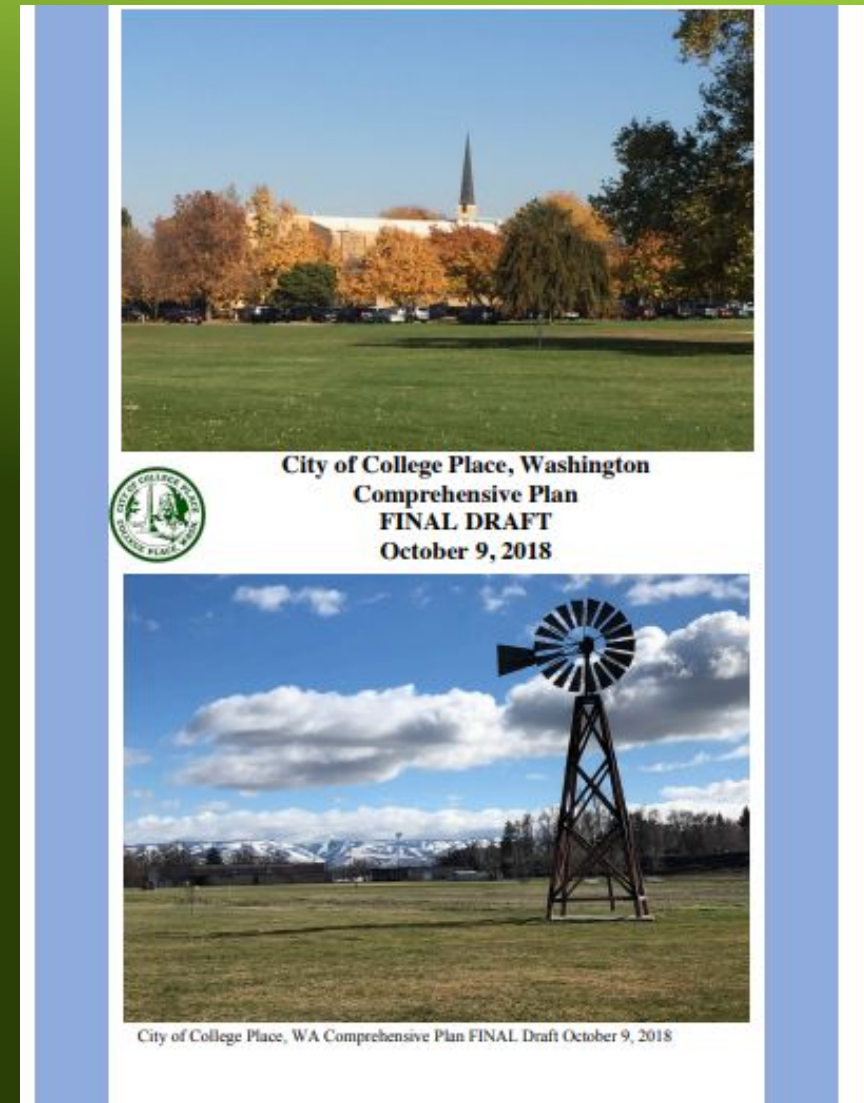
III. FY 2021 PRIORITY PROJECTS

- ▶ A. Southwest College Place Wastewater Trunkline and Lift Station: **\$7,587,097.00** (USDA Grant/Loan, Port, Ecology)
- ▶ B. Finish up Well ##2 Drinking Water Well Replacement: **\$2,986,000.00**(Grant/Loan funded)
- ▶ C. Wastewater Treatment Plant Improvement Design: **\$500,000.00** (Ecology)
- ▶ D. Meadowbrook Grind & Overlay : **\$313,560** (TIB Grant)
- ▶ E. 4Bikes Project: **\$600,000** (TIB Grant)
- ▶ F. Central College Place Sidewalks: **\$339,530** (CDBG Grant)
- ▶ G. Lions Park Renovation : **\$2,000,000** (REET, Grants)



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.



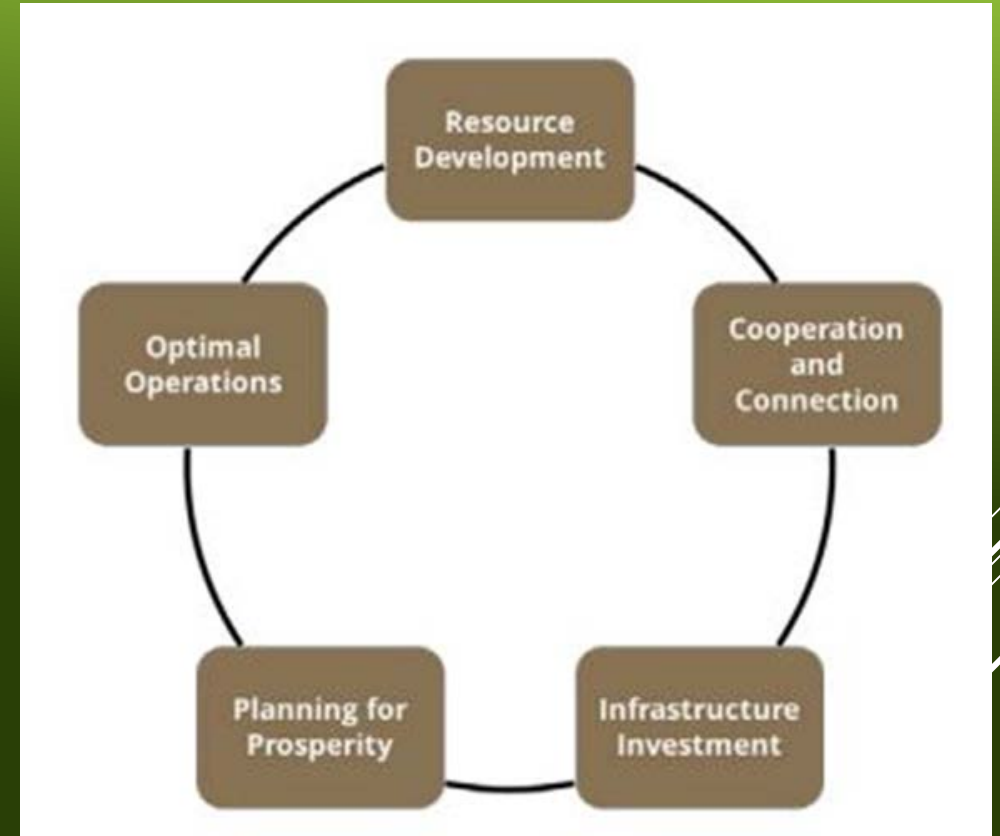
V. STRATEGIC PLAN: 2017 TO 2026

- Adopted by City Council on July 25th, 2017 and revised/adopted via Ordinance No. 19-005 on February 12th, 2019
- 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
- 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

August

- Department Head Capital Facility Proposals to Administration

September

- Administration prepares draft prioritization of projects.
- Estimate Revenues by Funding Source.
- Draft Capital Facility Plan Booklet Released on website

October

- Announcements in City Newsletter and Social Media.
- City Council: Public Works Committee Meeting
- City Council Workshop
- City Council Presentations
- Advisory Committee Presentations

November

- Advisory Committee Presentations
- City Council Workshop
- City Council presentations
- City Council Public Hearing

December

- City Council Workshop
- City Council Meeting
- Estimated passage at December 10th, 2019 City Council meeting.

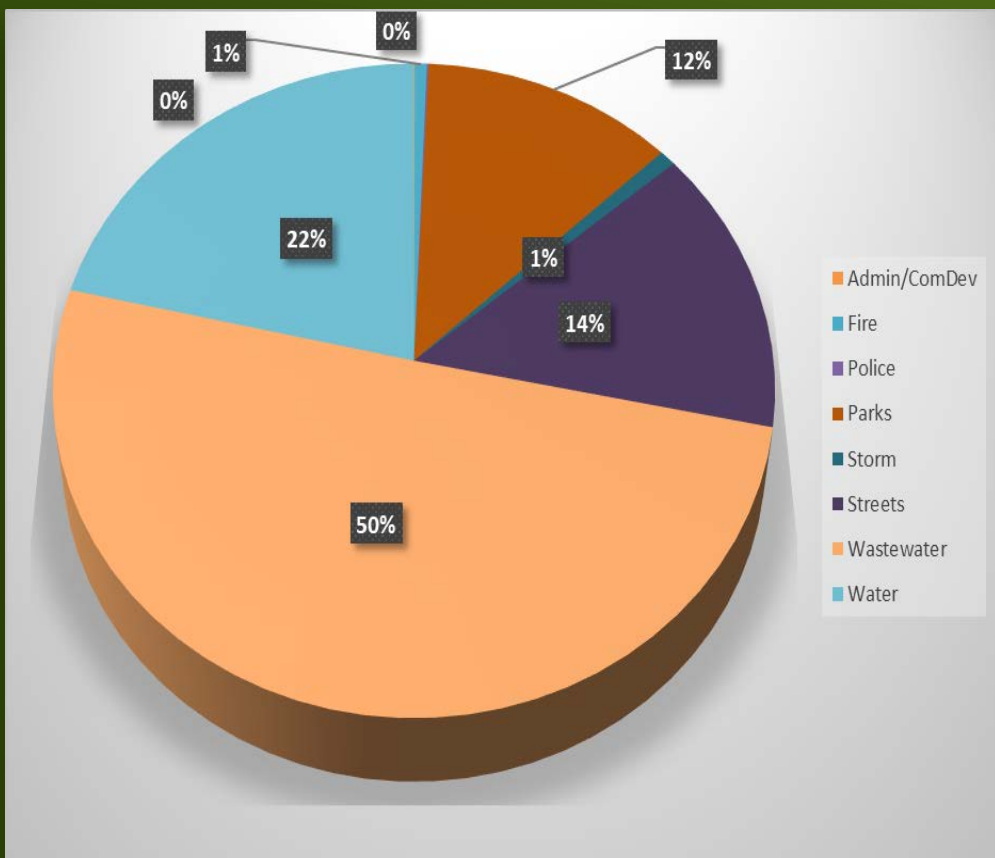
VIII. COMPLETED PROJECTS IN FY 2020

Capital Facility Projects Completed in FY 2020			
Project	Type	Description	Cost
City Hall LED Light Conversion	Administration	Replace old sodium lighting with LED's	\$15,000.00
Admin/Finance Flooring Replacement	Administration	Replace old carpeting with flooring in Admin/Finance side of City Hall	\$10,000.00
ADA Compliant Front Door Automatic Openers	Administration	Automatic Door Openers for City Hall.	\$6,000.00
Balance Thermostats	Administration	Balance & replace thermostats so HVAC works properly.	\$10,000.00
Replace City Hall Exhaust Fans	Administration	Replace exhaust fans.	\$6,000.00
Replace City Hall Windows - Finance & East Side	Administration	Replace windows for east side of the City Hall facility.	\$12,000.00
Water Softener	Fire	Water Softener	\$ 15,000.00
Fire Shower Replacement	Fire	Shower replacements.	\$ 30,000.00
Replace Electric Gate	Police	Replace failing electric gate.	\$ 10,000.00
PD Carport/Storage Project	Police	Construct carport/storage area adjacent to outside PD car parking area.	\$ 110,000.00
Harvest Meadows Park	Park	Improvements include sign and picnic shelter.	\$ 20,000.00
SE 10th Street Retrofit (Birch to College)	Storm	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	\$ 200,000.00
Earl/Destito Storm Outfall Work	Storm	Engineering fix for flooding issues on Earl and Destito.	\$ 40,000.00
SE Lamperti Street Resurfacing	Streets	Resurface SE Lamperti from SE Larch to College.	\$ 323,000.00
FY 2020 Chipseal Program	Streets	Planned annual chip seal for 2020	\$ 41,000.00
Myra Rd Rock	Streets	Replace wood chips with rock along Myra Rd.	\$ 40,000.00
NE Evans Rd Resurface	Streets	Resurface NW Evans from Whitman to Earl.	\$ 24,400.00
Electric Vehicle Charging Stations	Streets	Installation of grant funded charger at City Hall.	\$ 48,831.30
Poplar Tree Removal	Wastewater	Wrap up removal of Poplar Trees at WTPP	\$ 100,000.00
Scenic View/Mountainview Hill Sewer Lining Project.	Wastewater	Sewer Lining	\$ 280,000.00
Well No. 1 Replacement	Water	Finish Replacement of Well No. 1	\$ 2,675,494.00
Total			\$4,016,725.30

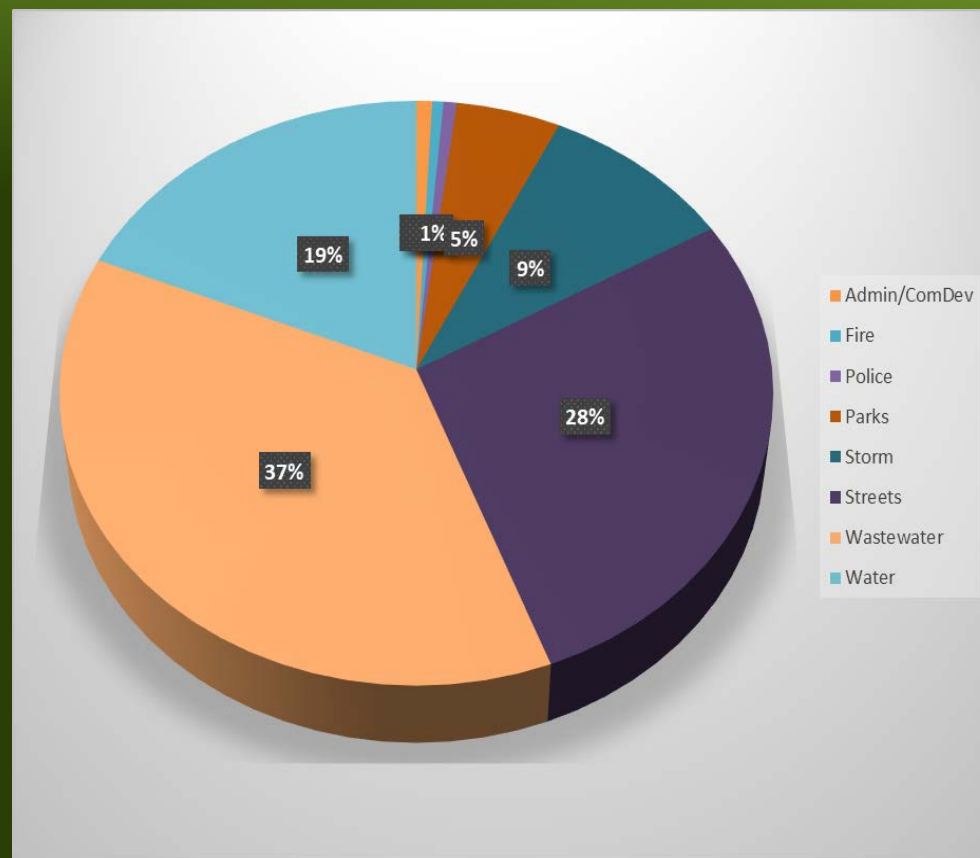


IX. CAPITAL FACILITY PLAN SUMMARY – FY 2021 VS. SIX-YEAR

Fiscal Year 2021

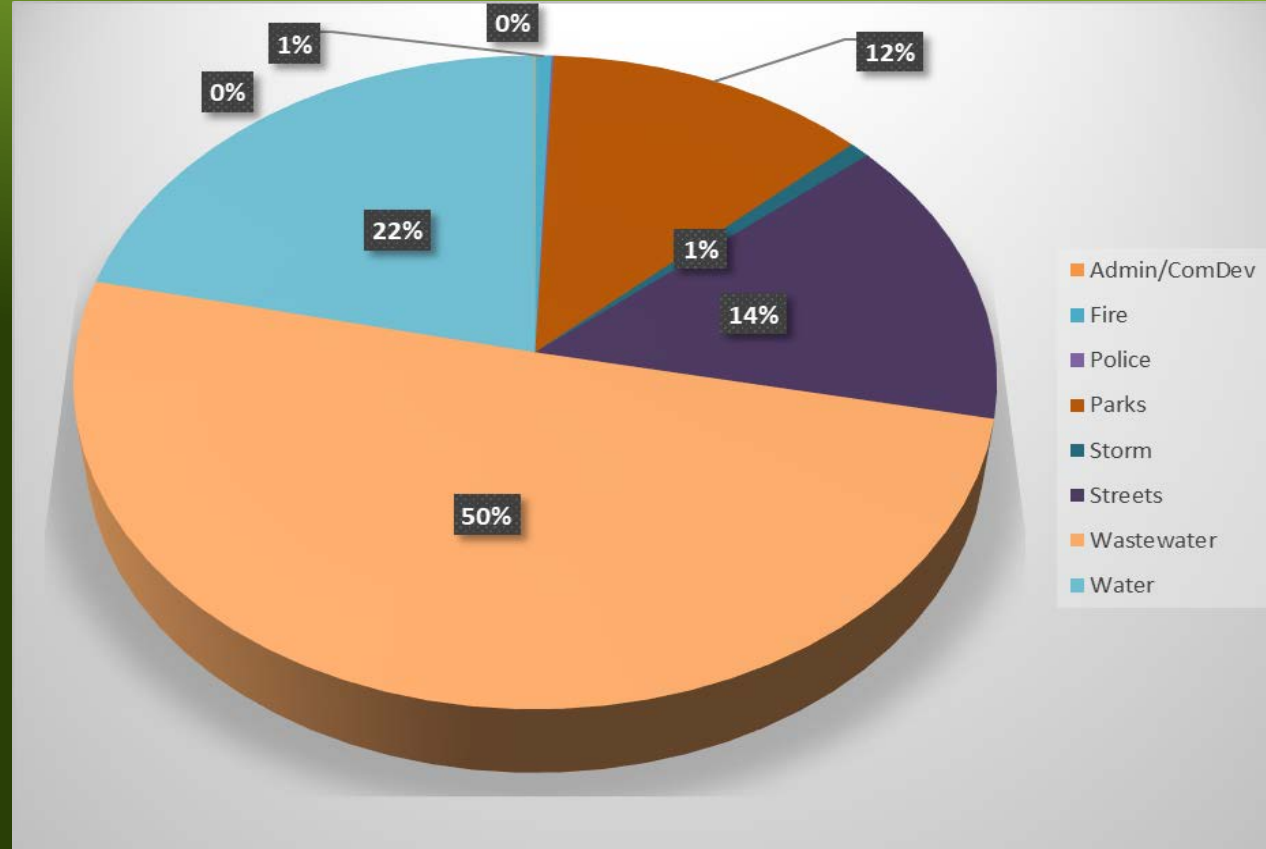


Fiscal Year 2021 to 2026



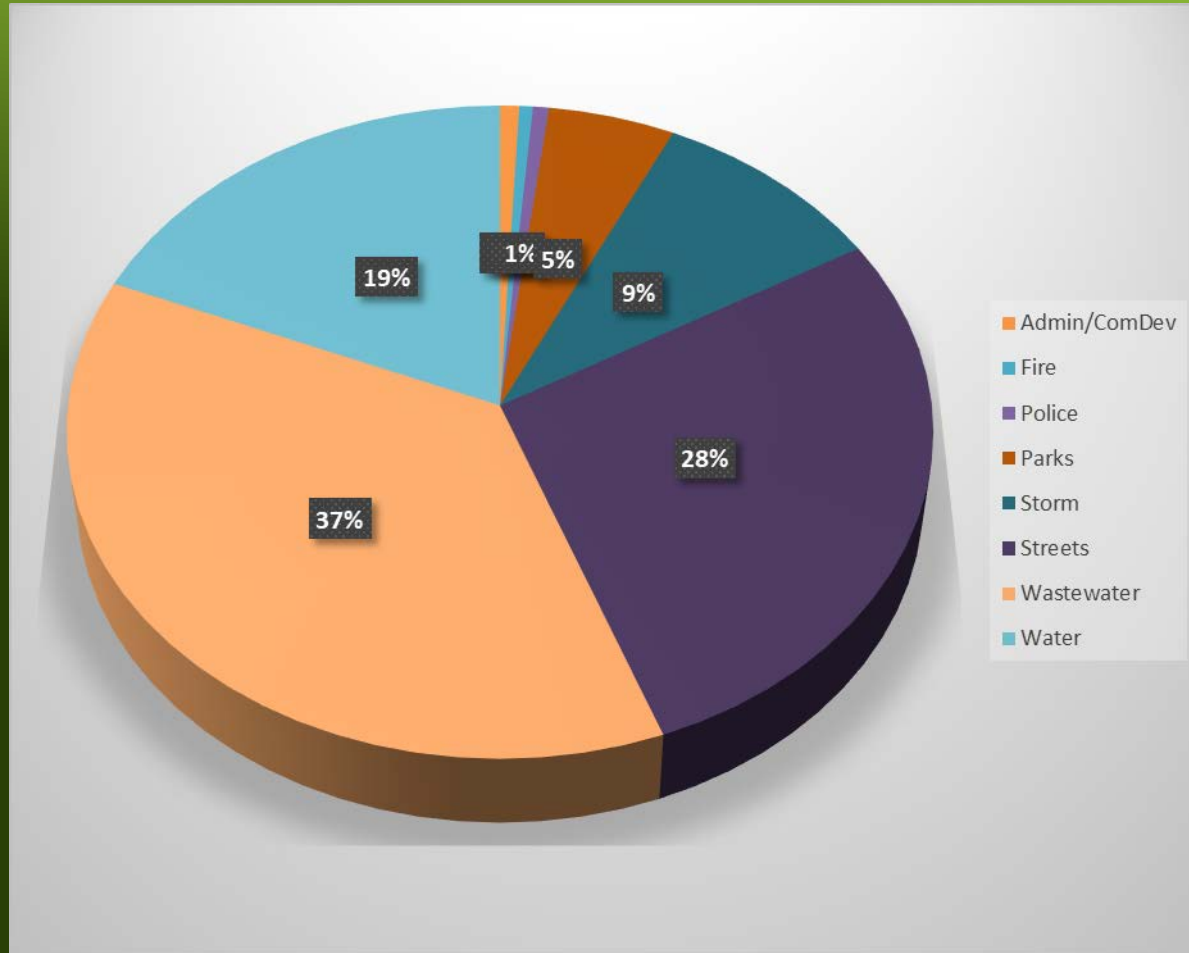
X. CAPITAL FACILITY PLAN – FY 2021

Capital Facility Plan: FY 2021	
Department	Expense
Admin/ComDev	\$ 6,000.00
Fire	\$ 95,300.00
Police	\$ 15,000.00
Parks	\$ 2,010,000.00
Storm	\$ 130,000.00
Streets	\$ 2,335,867.00
Wastewater	\$ 8,187,097.00
Water	\$ 3,486,000.00
Total	\$ 16,265,264.00



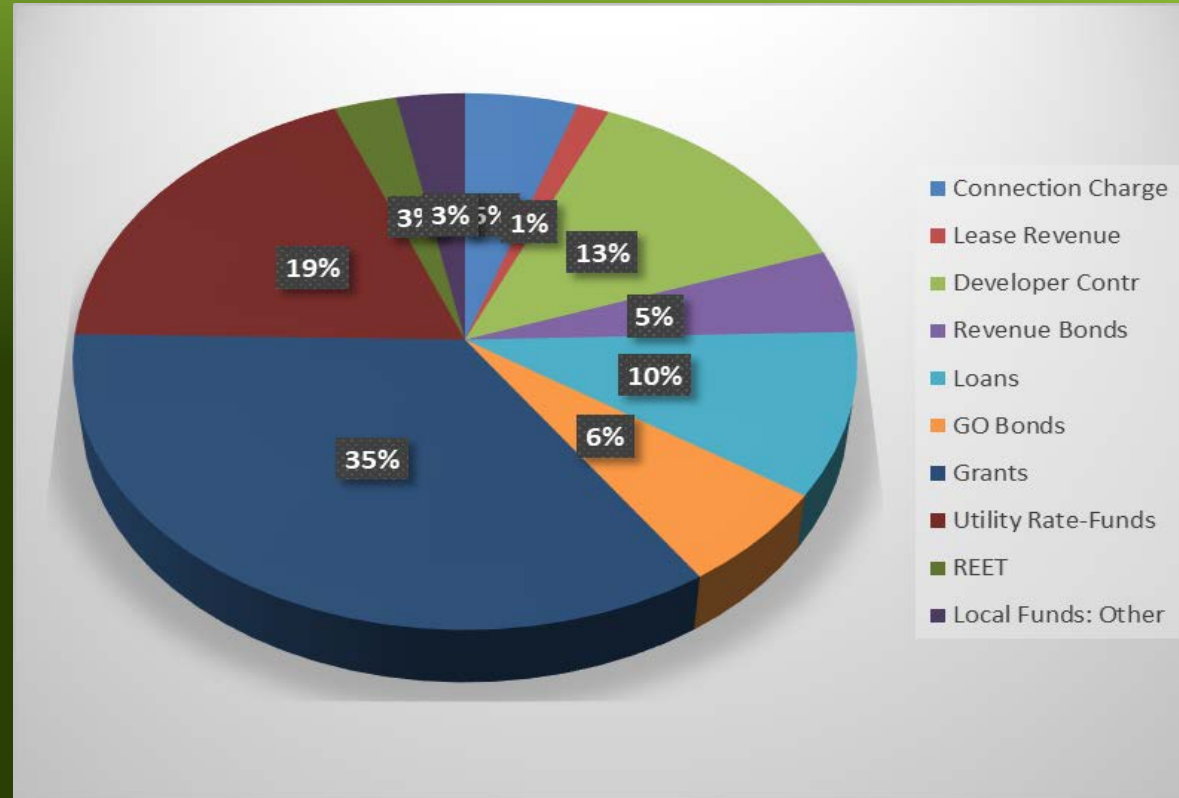
XI. CAPITAL FACILITY PLAN – FY 2021 TO 2026

Capital Facility Plan: FY 2021 to 2026	
Department	Expense
Admin/ComDev	\$ 618,000.00
Fire	\$ 436,950.00
Police	\$ 518,000.00
Parks	\$ 4,095,000.00
Storm	\$ 7,602,009.18
Streets	\$ 22,167,102.50
Wastewater	\$ 29,591,243.00
Water	\$ 14,926,687.00
Total	\$ 79,954,991.76



XII. ANTICIPATED REVENUE SOURCES

Revenue Projection: FY 2021 to 2026	
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	\$ 7,954,987.20
GO Bonds	\$ 4,907,555.40
Grants	\$ 27,931,891.30
Utility Rate-Funds	\$ 15,112,285.23
REET	\$ 2,240,928.00
Local Funds: Other	\$ 2,450,300.00
Total	\$ 79,954,991.76



Revenue Narrative: The six-year Capital Facility Plan (excluding equipment replacement and Information Technology) amounts to \$79,954,991.76. Over 48% 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.



XV. CFP - FACILITIES



A. CITY HALL

▶ I. 2021

- ▶ City Hall Flooring Community Development - \$6,000 (Medium)

▶ II. 2022

- ▶ City Hall Sallyport/Formal Jail Area Renovation - \$460,000 (High)
- ▶ City Hall Conference Room Furnishings - \$20,000 (Medium)

▶ III. 2023

- ▶ City Hall Restroom Renovation - \$40,000 (Medium)
- ▶ City Hall Exterior Paint - \$12,000 (Low)

▶ IV. 2024

- ▶ City Hall Parking Lot Improvements - \$80,000 (Low)



How do we pay for it?

- 100 % - Current Expense/Facilities Maintenance Reserve

B. FIRE DEPARTMENT

- ▶ Fire Department was constructed in 2001. Little renovation work has occurred since this time.
- ▶ I. 2021
 - ▶ Replace Exterior Staircase on East Side of Building - \$30,000 (Medium)
 - ▶ Facility Fire HVAC - \$15,000 (Medium – ESCO)
 - ▶ Regional Fire Training tower to replace outdated/dangerous one - \$50,300 estimated per year for five years at \$251,500 total to cover our proportional share. (High)
- ▶ III. 2022
 - ▶ Renovate Dorm Rooms - \$25,000 (Medium)
 - ▶ Water Source Heat Pump Replacement - \$90,000 (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. 2021
 - ▶ Police Department Package 3 Ton Heater/Chiller - \$15,000 (Medium-ESCO)
- ▶ II. 2022
 - ▶ Replace 50 Gallon Water Heater - \$3,000 (Medium – ESCO)
- ▶ III. 2023
 - ▶ Police Department Renovation - \$500,000 (Low)

How do we pay for it?

- 100% - Current Expense/Facilities Maintenance Reserve



XVI. CFP - INFRASTRUCTURE



A. PARKS



LIONS PARK

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$2 Million (2021)
 - ▶ Park Renovation: \$1.3 Million
 - ▶ Pond Separation: \$700,000
- ▶ Put away REET II funds toward project.
- ▶ Looking for grants for the remainder.
- ▶ Also, replacement irrigation system/electrical system needed.



How do we pay for it?

- 40% State RCO Grants
- 40% REET II Grants
- 20% Foundational Support

12TH STREET PARKLET

- ▶ Prioritization: Medium
- ▶ Estimated Total Cost: \$10,000 (2021)
- ▶ Sherwood Trust Leadership Group is taking on project. Will construct it.
- ▶ Hoping to complete in late 2020. In this plan just in case.
- ▶ Former Cascade Natural Gas Property donated to City of College Place
- ▶ Near intersection of 12th Street & Newgate
- ▶ Cleanup site, remove rock, lower fence, and clean up hillside.
- ▶ Install benches and plantings.

How do we pay for it?

- 100% Current Expense
- \$1,500 from Cascade Natural Gas



HARVEST MEADOWS PARK

- ▶ Prioritization: Medium
- ▶ Estimated Total Cost: \$25,000 (2022)
- ▶ 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

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: \$60,000 (22)
 - ▶ 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)

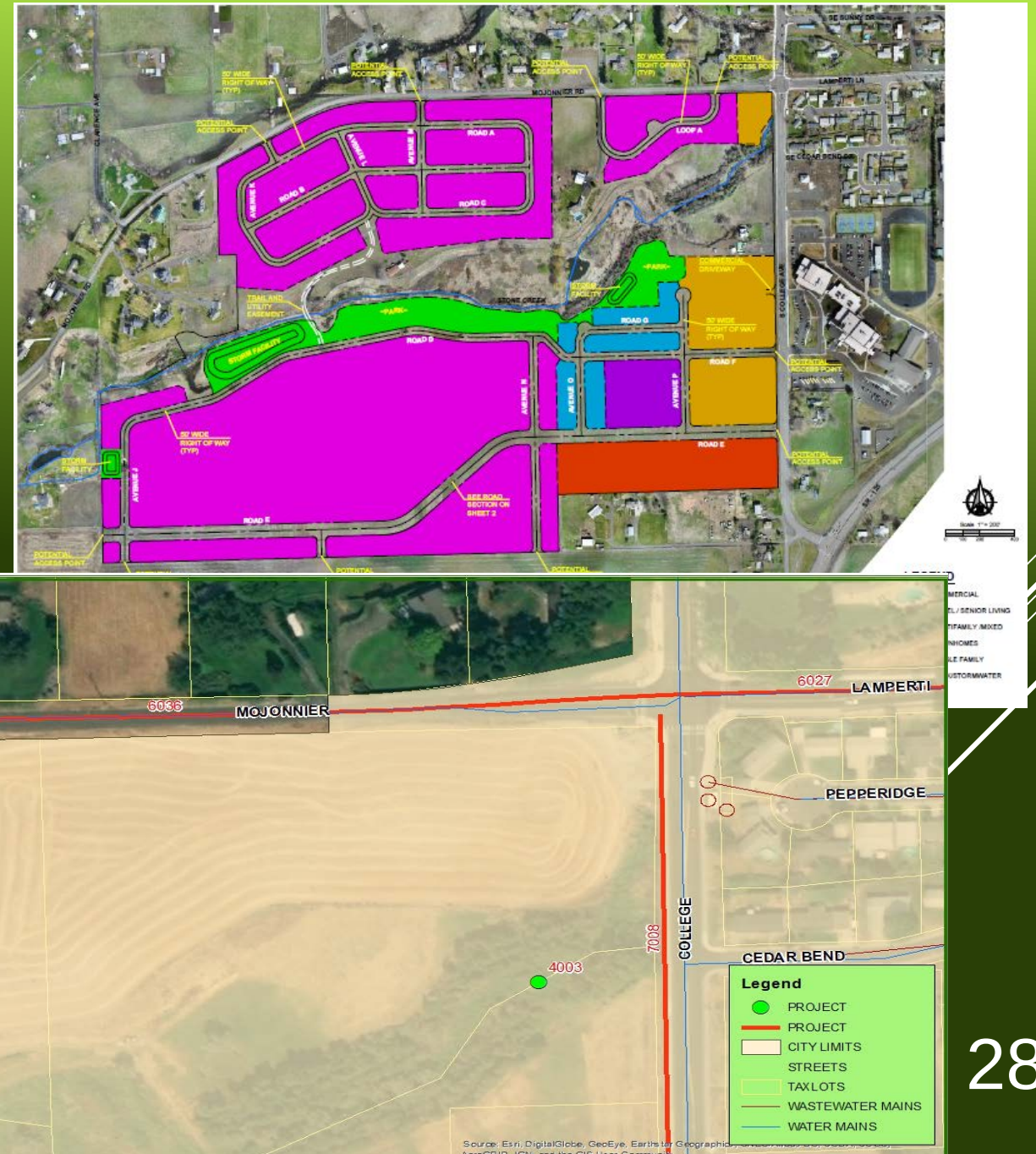


PARK AT MCKIERNAN/ CHRISTIANSON SITE

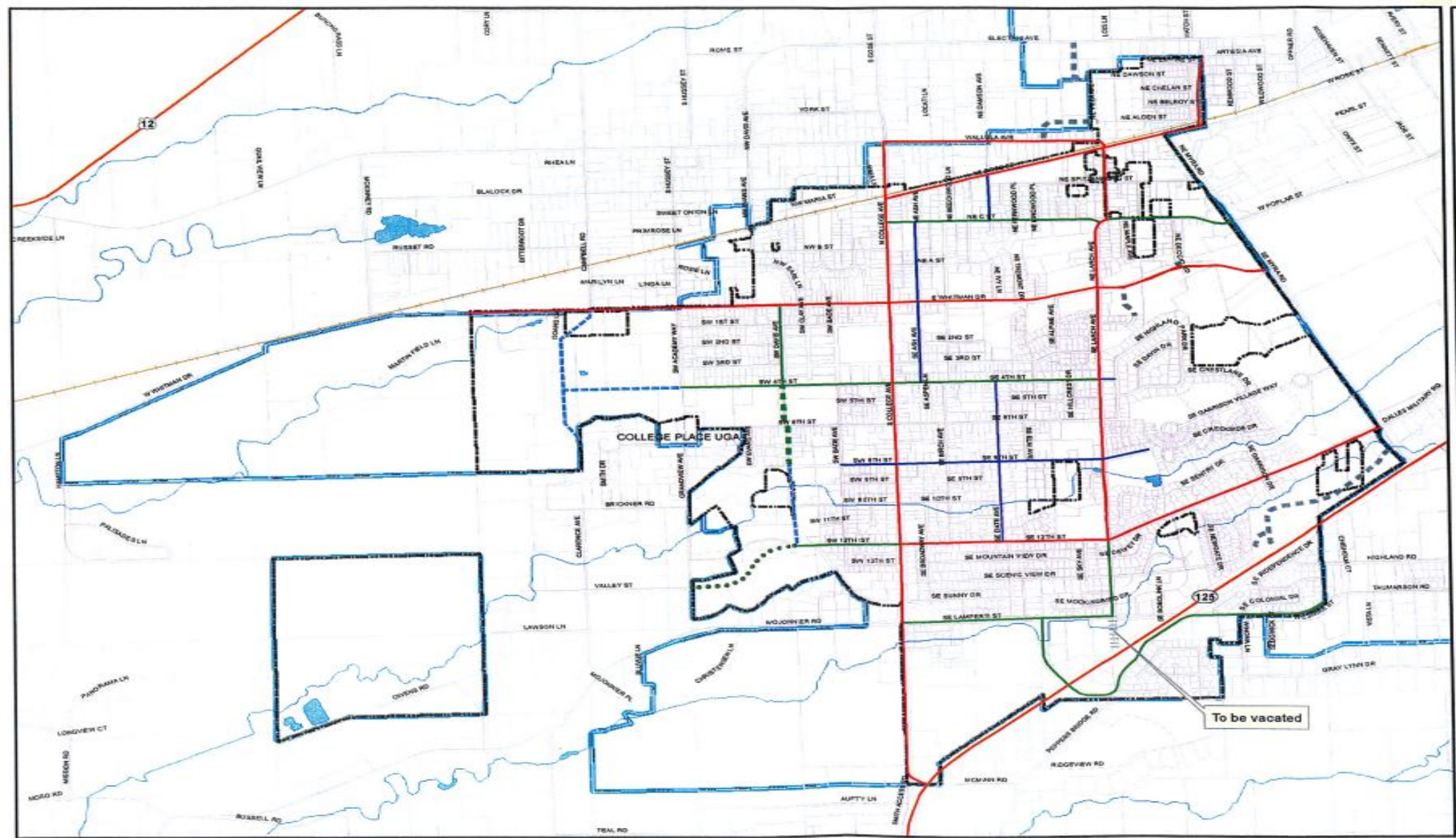
- ▶ Prioritization: Low
- ▶ Driven by development and majority paid for by development.
- ▶ 260 Acres annexed into the City in 2017.
- ▶ Regional park concept.
- ▶ Estimated Cost: \$2,000,000 (22-24)
 - ▶ Along Stone Creek
 - ▶ Trails
 - ▶ Sportsplex

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



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 (2021-2023)
- ▶ 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 cover final engineering and right-of-way acquisition expense.
- ▶ SE Mojonnier Rd: College Ave to Bluevue Lane.
- ▶ Reconstruct 0.64 miles of roadway.
- ▶ Eligible for TIB and State Grants.
- ▶ Estimated Cost
 - ▶ Storm: \$1,488,675
 - ▶ Street: \$4,879,290
 - ▶ **Total: \$6,367,965**

How do we pay for it?

- 20% - MPO/Federal Funds
- 70% - Developer Impact Fee/Contributions
- 10% - City Street Fund (CE), REET, and Partnerships



BIRCH AVE(4TH TO 6TH)

- ▶ Prioritization: Medium (2022)
- ▶ Roadway surface bad. Curb dislodged on east side of roadway. Stormwater issues.
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$20,000
 - ▶ Street: \$150,000
 - ▶ **Total: \$170,000**

How do we pay for it?

- 11.8% - Storm
- 88.2% - Streets

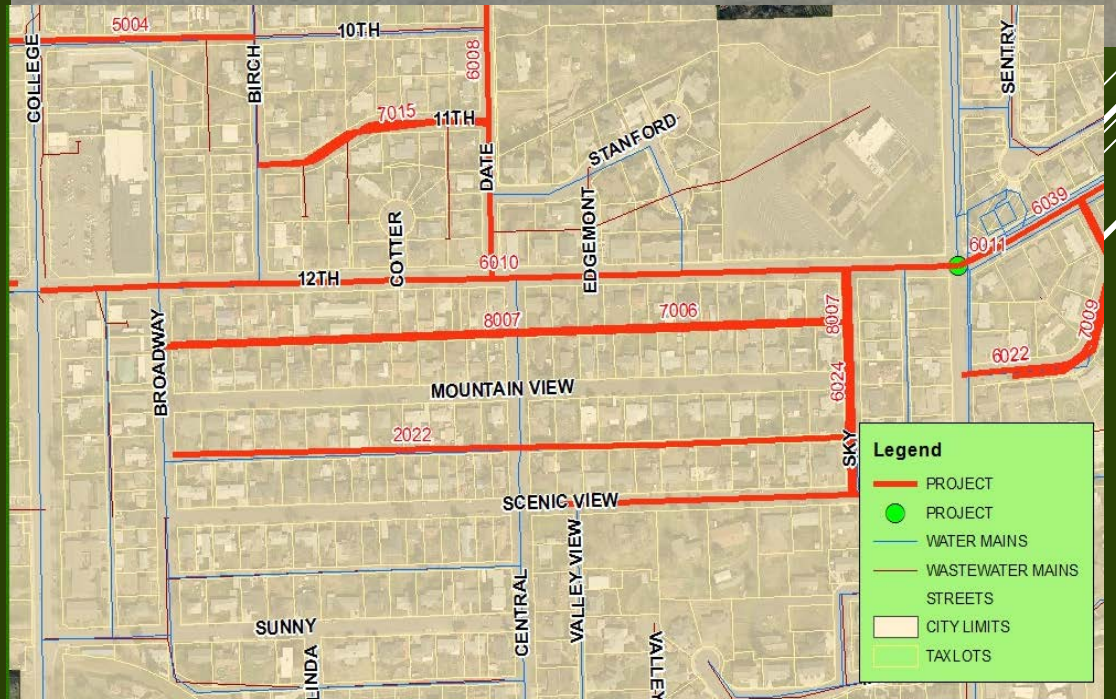


12TH (COLLEGE TO LARCH)

- ▶ Prioritization: High (2023)
- ▶ Eligible for TIB Grants
- ▶ Full corridor reconstruction (0.50 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$628,813.68
 - ▶ Streets: \$2,229,430.32
 - ▶ Wastewater: \$270,742.00
 - ▶ Water: \$617,381.00
 - ▶ **Total: \$3,746,367.00**

How do we pay for it?

- 68.7% - State TIB UAP Grant
- 7.6% - City Streets Fund
- 7.2% - Wastewater Utility
- 16.5% Water Utility

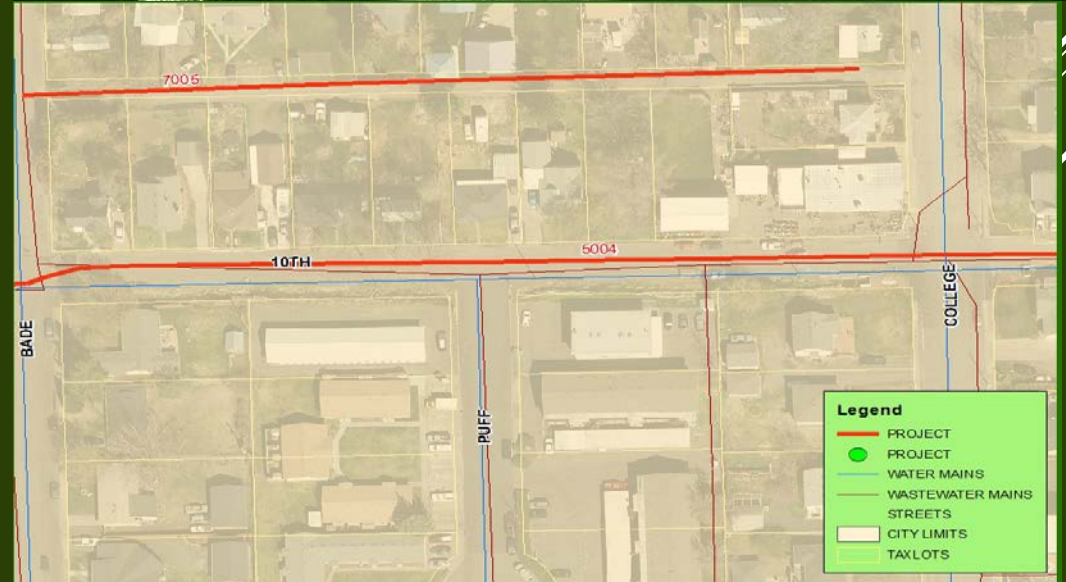


10TH STREET (COLLEGE TO BADE)

- ▶ 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 State Stormwater Hardship Grant.
- ▶ Utilities will cover their portion the project
- ▶ Estimated Cost
 - ▶ Storm Utility (Hardship Grant): \$219,451.98
 - ▶ Streets: \$778,057.02
 - ▶ Water Utility: \$236,643.00
 - ▶ **Total Cost: \$1,234,152.00**

How do we pay for it?

- 17.8% - Stormwater Utility Funds freed up from State Stormwater Hardship Capacity Grant.
- 63.0% - Streets or Ecology Grant.
- 19.2% - Water Utility

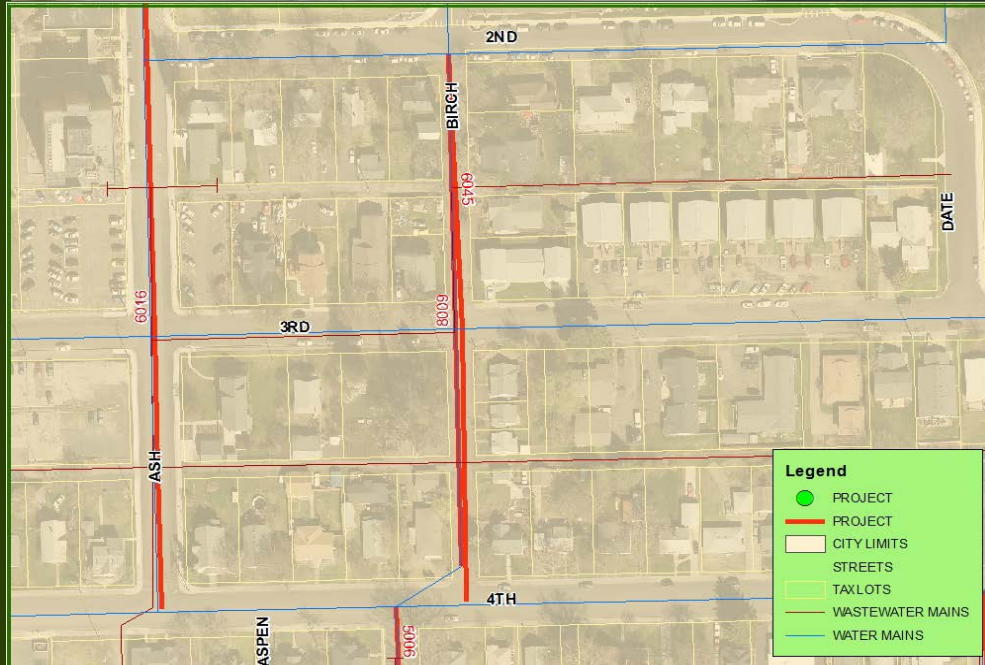


BIRCH AVE (2ND TO 4TH)

- ▶ 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: \$890,068.52
 - ▶ Street: \$3,155,697.48
 - ▶ Wastewater: \$401,745
 - ▶ Water: \$916,113.00
 - ▶ **Total: \$5,363,624.00**

How do we pay for it?

- 67.9% - State TIB UAP Grant
- 7.6% - City Streets
- 7.4% - Wastewater Utility
- 17.1% Water Utility

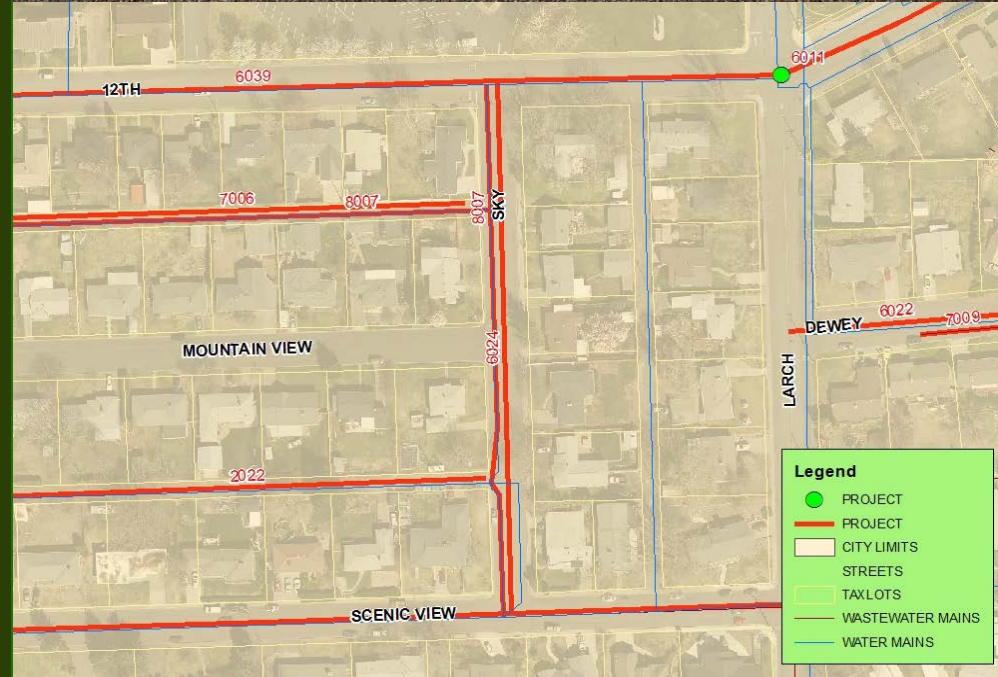


SKY AVE (12TH TO SCENICVIEW)

- ▶ Prioritization: Medium (2026)
- ▶ Local funds will need to cover this.
- ▶ Full corridor reconstruction (0.11 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$502,580
 - ▶ Wastewater: \$61,649
 - ▶ Water: \$140,850
 - ▶ **Total: \$705,079**

How do we pay for it?

- 71.3% - Street Improvement (CE) and/or debt/loan
- 9.1% - Wastewater Utility
- 19.6% Water Utility



DEWEY DRIVE

- ▶ Prioritization: Medium (2026)
- ▶ Local funds will need to cover this.
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$678,483
 - ▶ Water: \$189,783
 - ▶ **Total: \$868,266**

How do we pay for it?

- 50.00% - Street Improvement (CE) and/or debt/loan
- 28.1% - REET
- 21.9% Water Utility

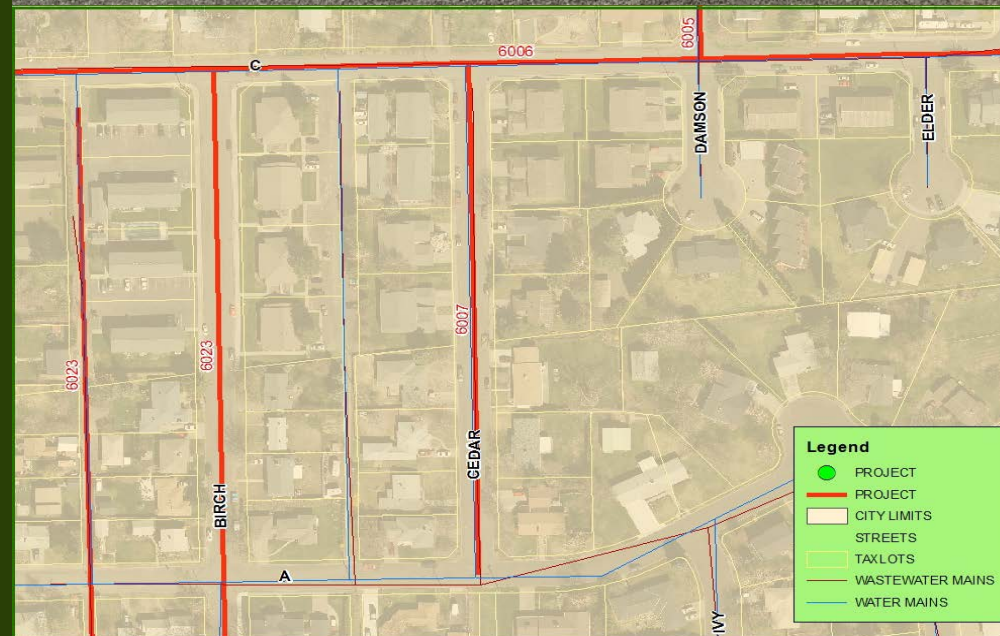


NE CEDAR AVE (A TO C ST)

- ▶ Prioritization: Medium (2026)
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Only happen if obtain State Legislative Appropriation.
- ▶ Almost was awarded in FY 2019. Stalled in Senate.
- ▶ Cost (2020)
 - ▶ Storm: \$250,000
 - ▶ Street: \$358,520.76
 - ▶ Wastewater: \$80,010
 - ▶ Water: \$140,850
 - ▶ **Total: \$838,447.76**

How do we pay for it?

- 100.0% - Going After State Legislative Appropriation for It



C. STORM PROJECTS

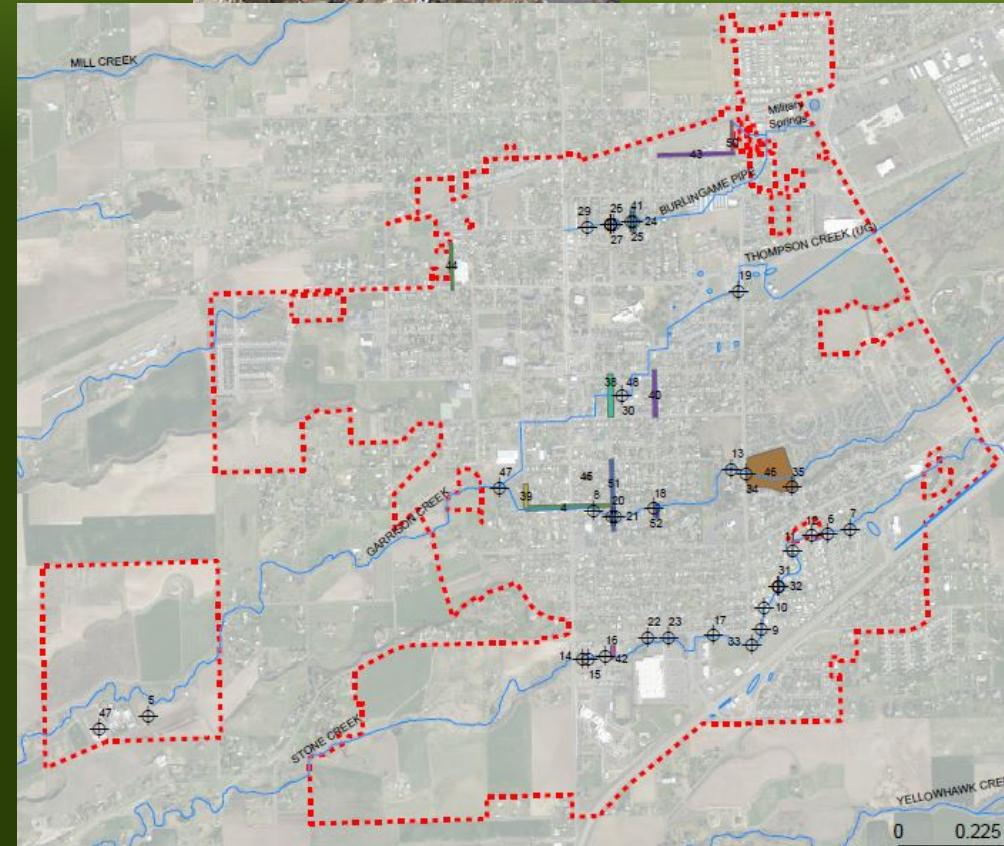


MUNICIPAL OUTFALL PROGRAM

- ▶ 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 100% by Stormwater Utility
- ▶ \$20,000 cost per Outfall
- ▶ Locations
 - ▶ FY 2021 – Replace #34, Larch #35 Sentry, #13 Brentwood, #8 110 10th, and #34 882 SE Larch : \$100,000
 - ▶ FY 2022 – Replace outfall #48 at Public Works Yard: \$20,000
 - ▶ FY 2023 – Replace outfall #33 at SW 10th Street: \$20,000
 - ▶ FY 2024 – Replace outfall #19 769 Songbird Ln: \$20,000
 - ▶ FY 2025 – Replace outfall #26 and #27 221 NE Birch: \$40,000
 - ▶ FY 2026 – Replace outfall #15 and #7 1152 SE Falbo and 25 SE Cedar Bend: \$40,000
- ▶ Estimated Cost
 - ▶ **Total Cost: \$240,000 (FY 21-26)**

How do we pay for it?

- 100% - Stormwater Utility



NW DESTITO CT & EARL LN STORMWATER SYTEM RENOVATION

- ▶ NW Destito Ct off of NW Spagnuolo Loop
- ▶ NW Earl Lane
- ▶ Prioritization: High (2021)
- ▶ Engineering currently underway by Anderson Perry
- ▶ When construction occurred a long time ago on Destito stormwater pipe got crushed. Now flooding occurs on NW Destito & NW Evans
- ▶ Funded by Stormwater Utility
- ▶ Estimated Cost
 - ▶ FY 21: \$30,000

How do we pay for it?

- 100% Stormwater Utility

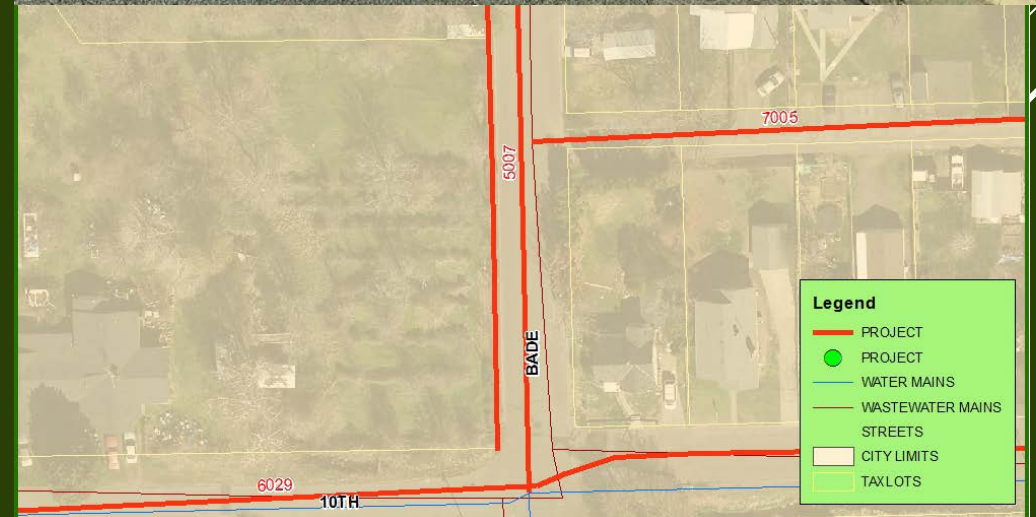


SW BADE AVE (9TH TO 10TH)

- ▶ From 9th to 10th Street
- ▶ Prioritization: Medium(2022)
- ▶ Construct stormwater infrastructure to treat surface water draining to Garrison Creek.
- ▶ Funded by Stormwater Utility
- ▶ Estimated Cost
 - ▶ **FY 22: \$20,000**

How do we pay for it?

- 100% Stormwater Utility

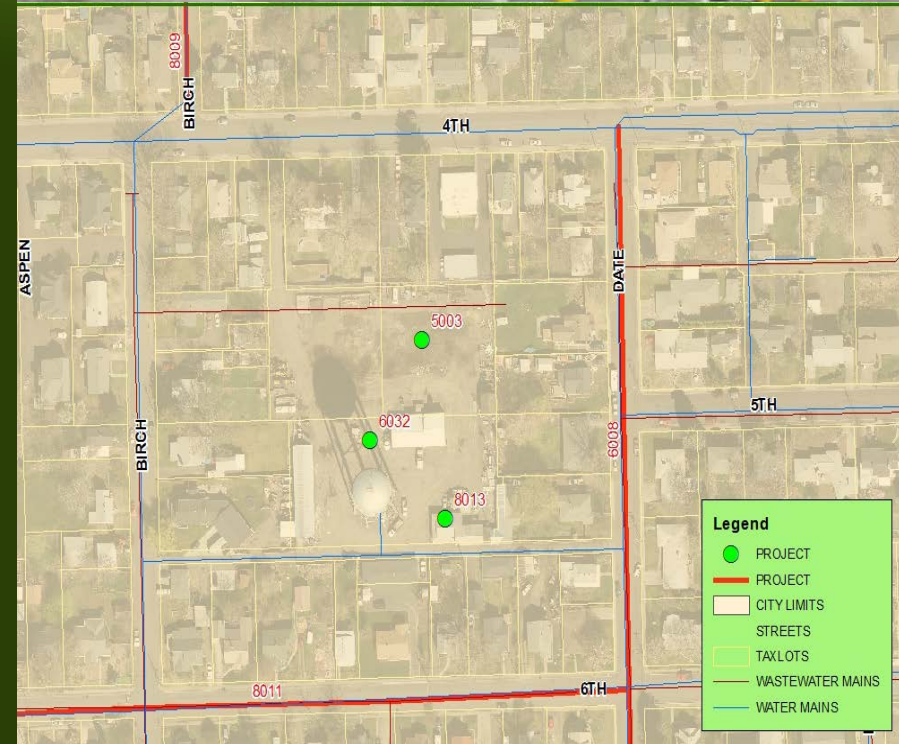


STORM DECANT FACILITY

- ▶ Needed for new Stormwater Utility operations.
- ▶ 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: \$700,000
- ▶ Additional Public Works Yard improvements: \$20,000
- ▶ Estimated Cost
 - ▶ **FY 22: \$700,000**

How do we pay for it?

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



NE SPITZENBERG STREET STORMWATER RETROFIT

- ▶ Identified in Stormwater Master Plan
- ▶ Prioritization: Low (2024)
- ▶ Retrofit for Stormwater Infrastructure along Spitzenberg from Cargill to Tulip.
- ▶ 50% Stormwater Utility and 50% Development Fees will pay for this.
- ▶ Estimated Cost
 - ▶ **FY 24: \$75,000**

How do we pay for it?

- 50% Stormwater Utility
- 50% Developer Fees

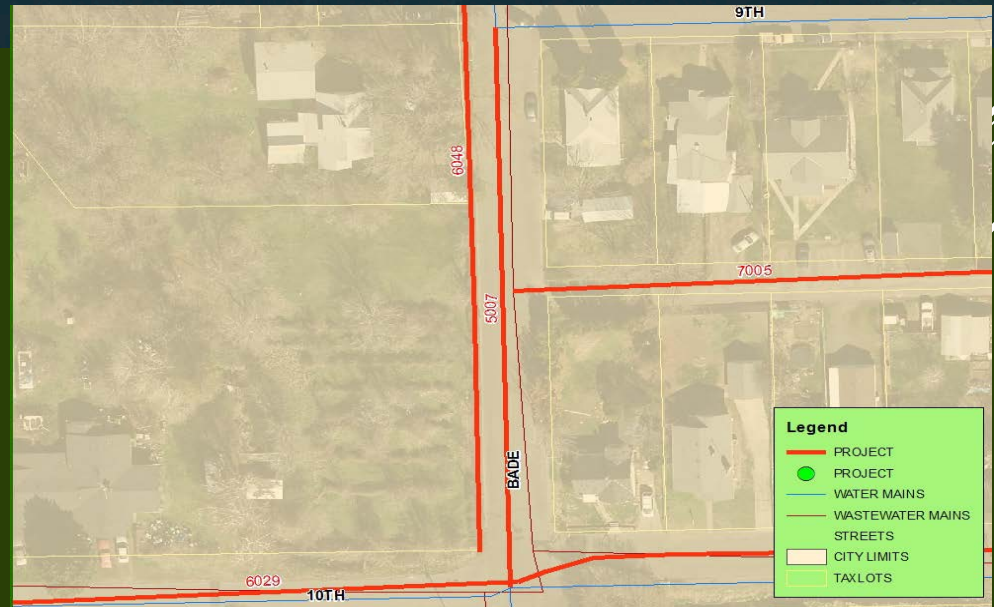
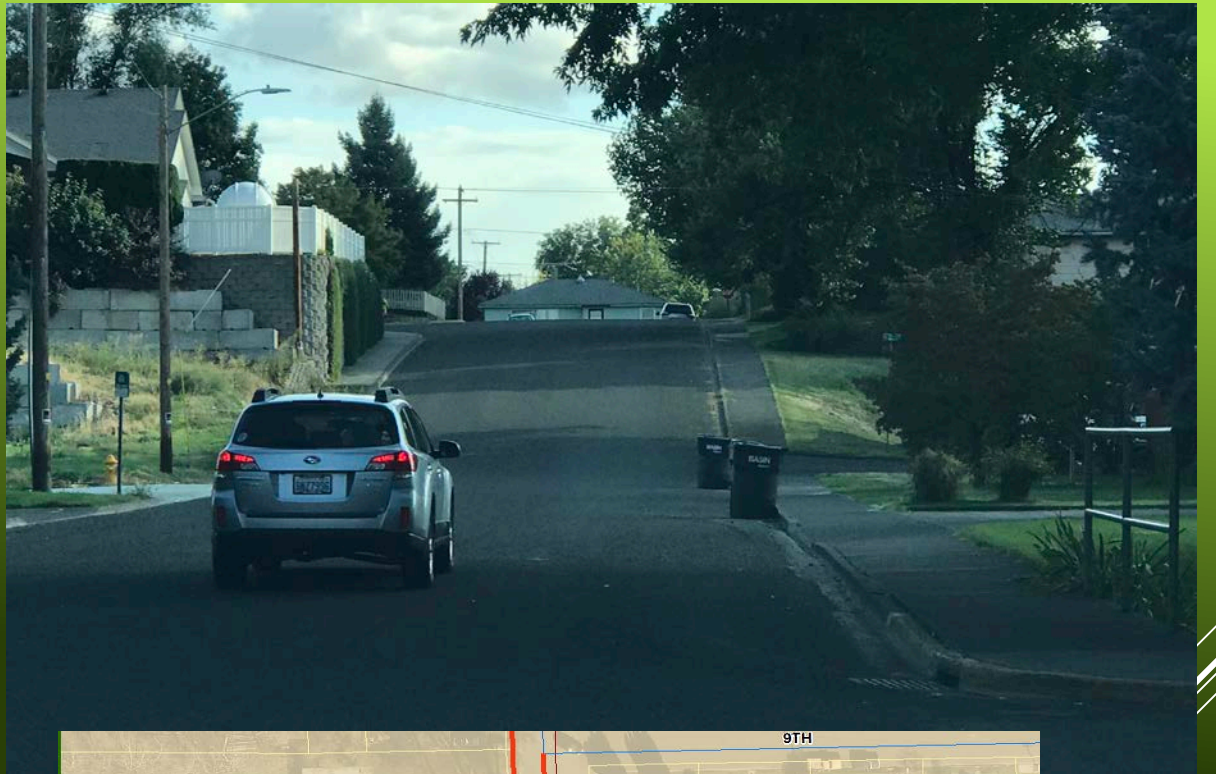


SE DATE AVE (10TH TO 11TH ST)

- ▶ From 10th to 11th Street
- ▶ Prioritization: Medium (2024)
- ▶ Improve stormwater infrastructure on city block so it can more properly treat runoff into Garrison Creek.
- ▶ Funded by Local Stormwater Utility.
- ▶ Estimated Cost
 - ▶ **FY 24: \$20,000**

How do we pay for it?

- 100% Stormwater Utility



REGIONAL STORMWATER FACILITY

- ▶ Location: Likely at City Wastewater Treatment Plant property.
- ▶ Prioritization: Medium (2026 to 2027)
- ▶ Regional stormwater detention facility is needed as many properties within Central College Place do not have storm facilities. This will only occur if we can get grant funding.
- ▶ Funded by Local Stormwater Utility & Grants.
- ▶ Estimated Cost
 - ▶ FY 26 (Engineering-Construction): \$3,000,000
 - ▶ FY 27 (Construction): \$3,000,000
 - ▶ **Total Cost: \$6,000,000**



How do we pay for it?

- 25% Stormwater Utility
- 25% Developer Fees
- 50% State Ecology Grant or Legislative Appropriation

D. STREET PROJECTS

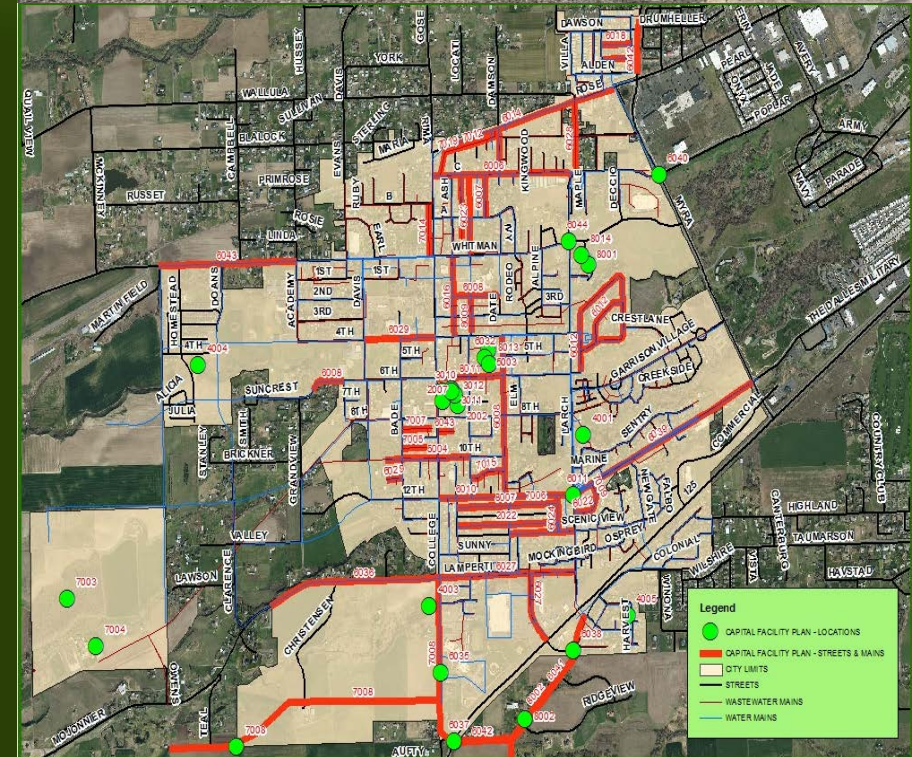
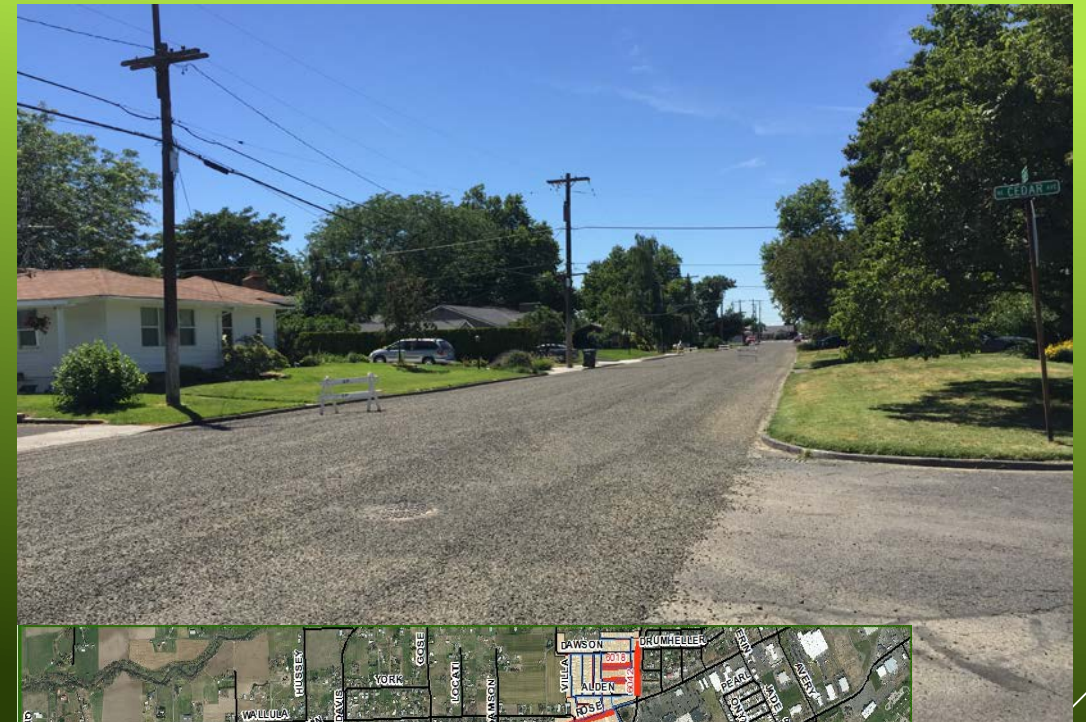


ANNUAL CHIPSEAL PROJECT

- ▶ Annual project that extends life of road by about a decade.
- ▶ Priority: High (Annually)
- ▶ **Annual expense: Around \$50,000 Annually/Reet I**
- ▶ 2021
 - ▶ SE Highland Park Dr
 - ▶ SE Davin Dr
- ▶ 2022
 - ▶ Sunset Villa Area
- ▶ 2023
 - ▶ SE 8th (College to Date)
 - ▶ SE 10th (Birch to Date)
 - ▶ SE Newgate (12th to Scenicview)
 - ▶ SE Scenicview (Mockingbird to Commercial)
- ▶ 2024
 - ▶ SW Bade (4th to 12th)
 - ▶ SW 13th (College to 12th)
- ▶ 2025
 - ▶ Sherburne Estates Subdivision
 - ▶ Puff Lane
- ▶ 2026
 - ▶ NE Deccio Rd

How do we pay for it?

- 100% - REET

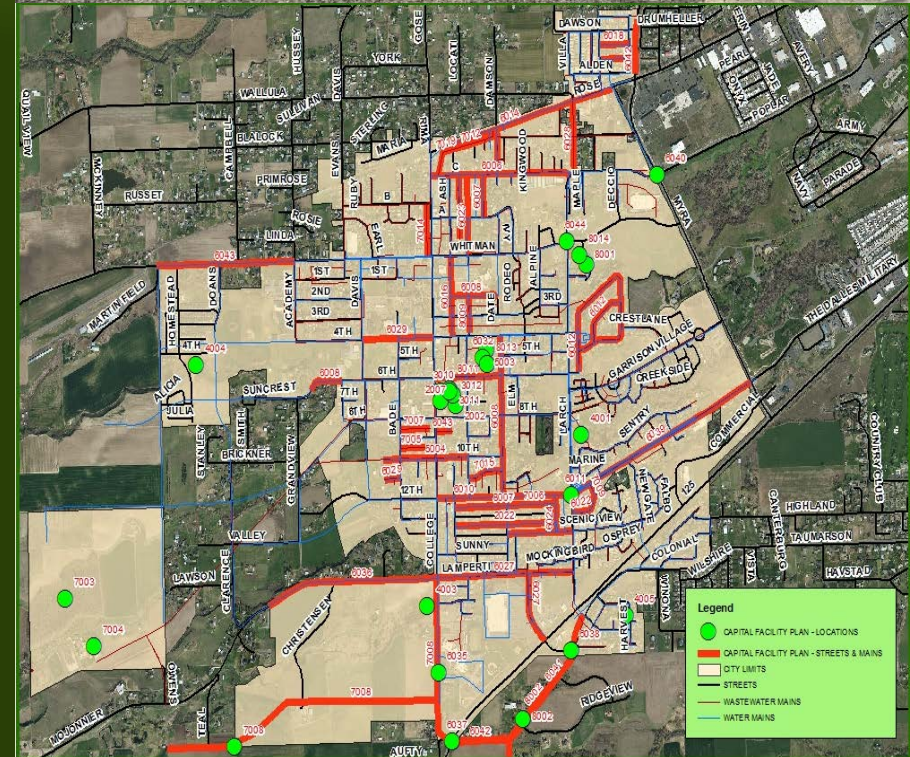
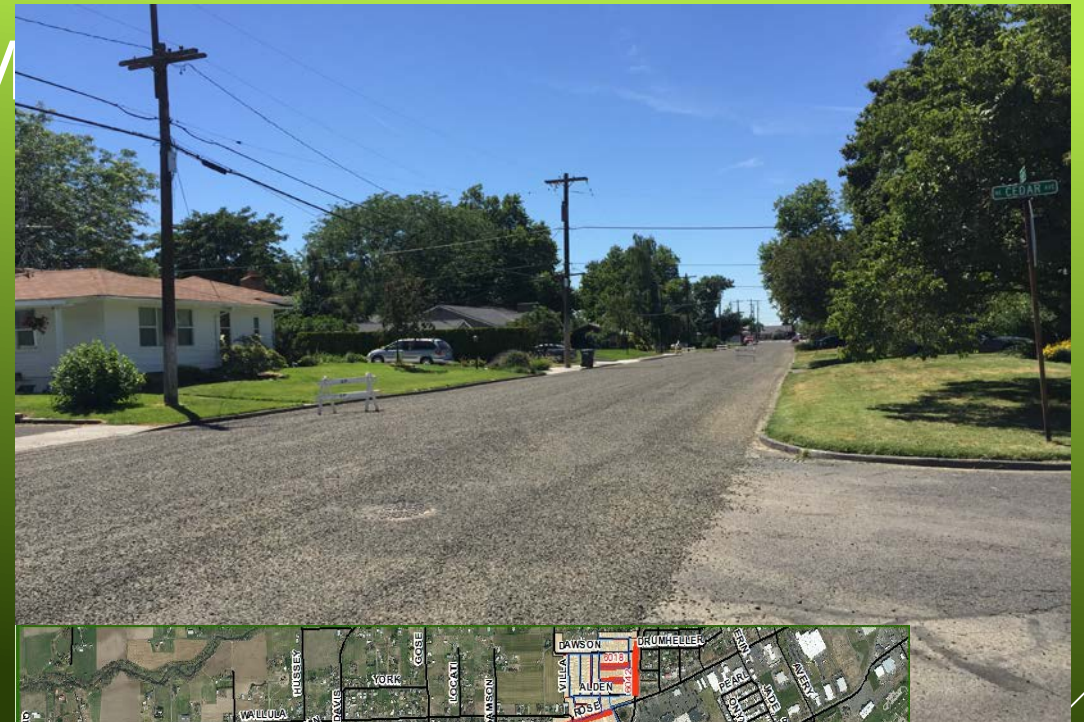


BLOCK RESURFACING PROGRAM

- ▶ 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**
- ▶ 2021
 - ▶ SE Mockingbird (Dove to Eagle Ln)
- ▶ 2022
 - ▶ SE Cotter Pl (12th to Dead End)
- ▶ 2023
 - ▶ SW 6th St (Davis to Evans)
- ▶ 2024
 - ▶ SE Elm St (5th to Dead End)
- ▶ 2025
 - ▶ SW 5th St (Bade to Dead End)
- ▶ 2026
 - ▶ SW Bade

How do we pay for it?

- 100% - REET

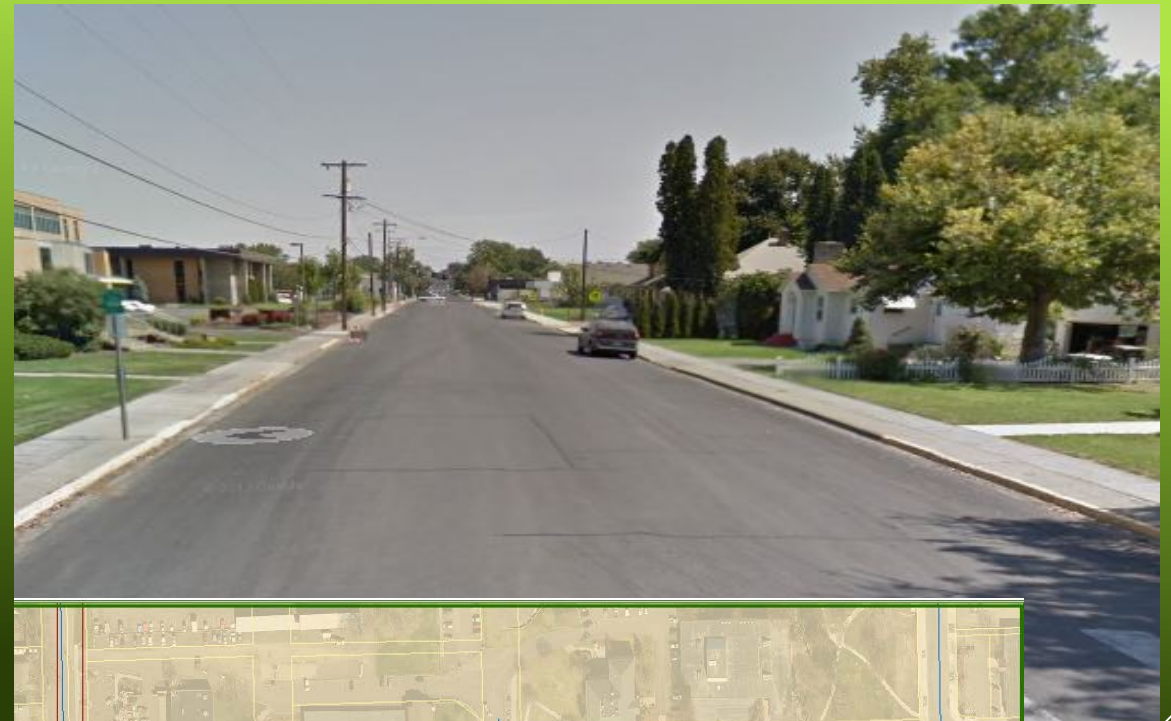


4BIKES PROJECT

- ▶ Fourth Street (College Ave to Davis St)
- ▶ Prioritization: High (2020 to 2021)
- ▶ 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 21: \$600,000**

How do we pay for it?

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



MEADOWBROOK

- ▶ Meadowbrook: Lamperti to SR 125
- ▶ Prioritization: High (2021)
- ▶ Awarded State of Washington Transportation Improvement Board (TIB) Resurface Grant for Meadowbrook Blvd.
- ▶ Project paused due to State COVID-19 revenue shortfall
- ▶ Fix sidewalks not ADA Compliant
- ▶ Replace dead trees and fix irrigation
- ▶ No utility improvements needed
- ▶ Estimated Cost
 - ▶ **FY 21: \$313.560**

How do we pay for it?

- 89.5% - State TIB Arterial Preservation Grant
- 10.5% - City Streets (CE)



CP POST OFFICE CROSSWALK

- ▶ 500 S. College Avenue
- ▶ Prioritization: Medium (2021)
- ▶ Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.
- ▶ Trying to obtain WSDOT Grant. Fallback is a MPO Grant.
- ▶ Estimated Cost
 - ▶ **FY 21: \$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 (2021-2022)
- ▶ 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 2021 - \$200,000
 - ▶ FY 2022 - \$300,000
 - ▶ **Total - \$500,000**



How do we pay for it?

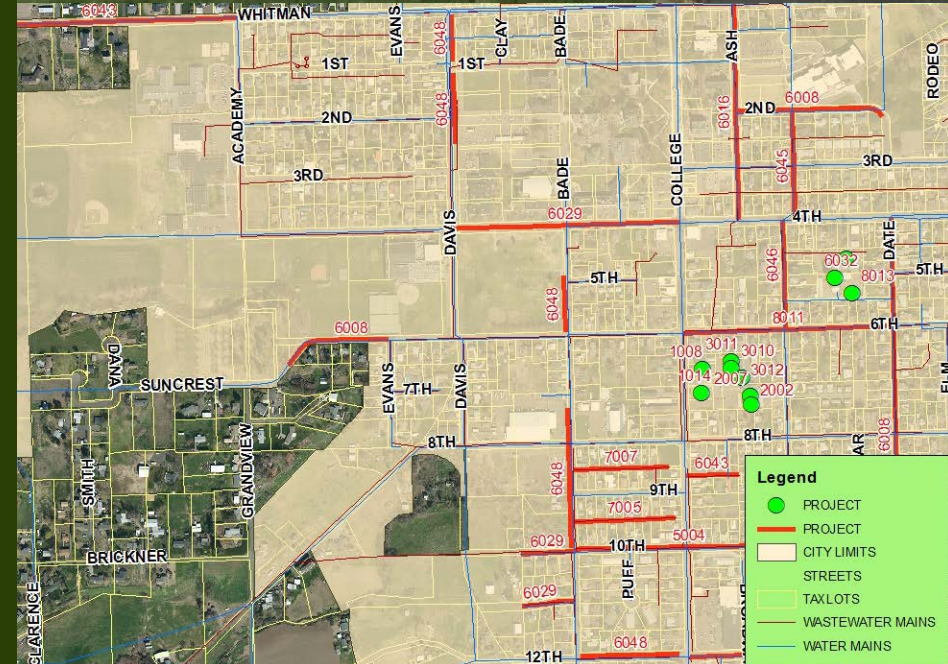
- 100.0% Federal USDA Economic Development and/or Federal EDA Grant Funds

CENTRAL COLLEGE PLACE SIDEWALK PROJECT

- ▶ Prioritization: High (2021), Medium (2022, 2024, 2026)
- ▶ Will pursue CDBG – General Purpose Grants to continue sidewalk work every biennium.
- ▶ Construction of six-foot wide sidewalk on one-side of roadway on following streets lacking any sidewalk.
 - ▶ Davis: Whitman Drive to 3rd Street.
 - ▶ Bade: 5th to 6th Street.
 - ▶ Bade: 7th to 10th Street.
 - ▶ 12th: College to Bade.
- ▶ Will pursue additional awards for sidewalk construction in 2021, 2023, and 2025 grant cycles for 2022 and 2024 construction.
- ▶ Need to acquire right-of-way for 2023 and 2025 projects.
- ▶ Awarded full CDBG General Purpose Grant
- ▶ Estimated Cost
 - ▶ FY 2021: \$339,530
 - ▶ FY 2022: \$500,000
 - ▶ FY 2024: \$400,000
 - ▶ FY 2026: \$600,000

How do we pay for it?

- 100% - State CDBG- General Purpose Grant

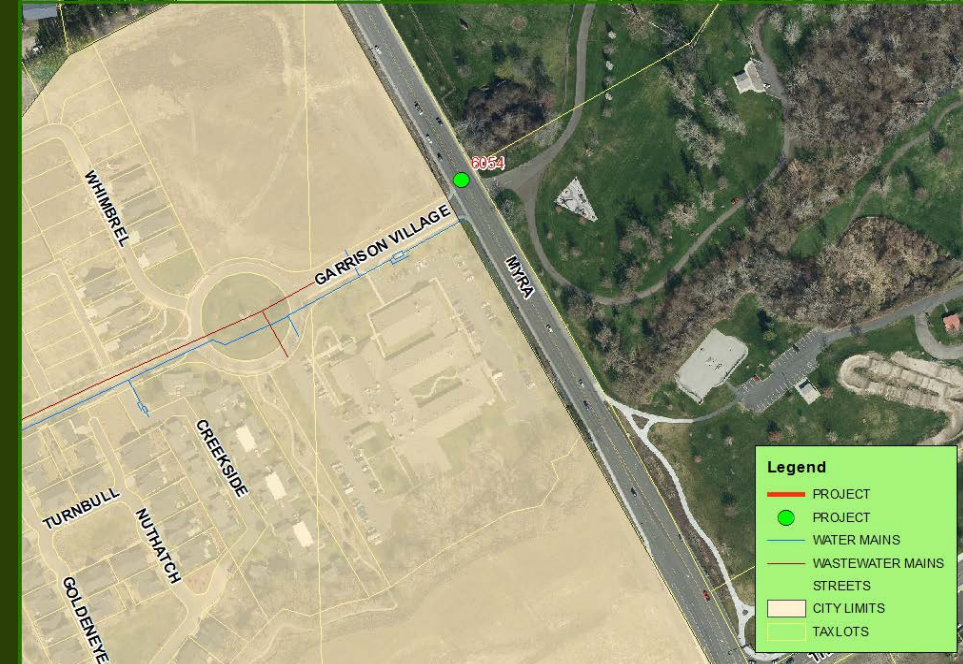


PEDESTRIAN SIGNALIZATION AT MYRA RD & GARRISON VILLAGE WAY

- ▶ Prioritization: Low (2022).
- ▶ Dependent upon either developer contribution or WSDOT Pedestrian Safety Grant.
- ▶ 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 22: \$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



SIGNALIZATION OF STONE CREEK DEVELOPMENT

- ▶ Prioritization: Medium (2022).
- ▶ 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 22: \$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 (2022)
- ▶ 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.
- ▶ Only five properties have sole access from roadway.
- ▶ Estimated Cost
 - ▶ **FY 22: \$500,000**

How do we pay for it?

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

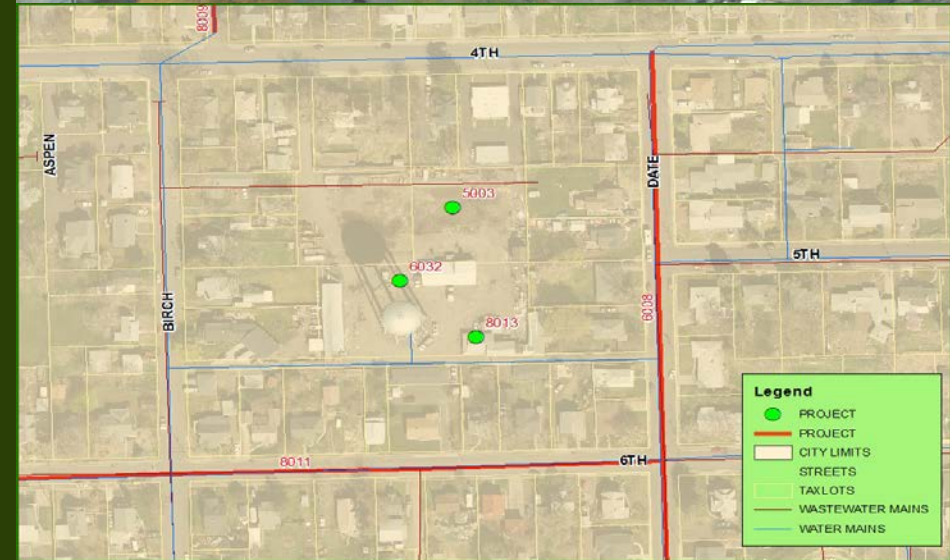


PUBLIC WORKS YARD UPGRADE.

- ▶ Prioritization: Medium (2022).
- ▶ 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).
- ▶ Vintage gas heater needs to be replaced (\$21,989).
- ▶ 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 22: \$441,389

How do we pay for it?

- Ultimately in Facilities Maintenance Fund
- Transfers From:
 - Streets/Current Expense: 20%
 - Wastewater Utility: 40%
 - Water Utility: 40%



12TH & LARCH INTERSECTION IMPROVEMENT.

- ▶ Prioritization: Medium (2023).
- ▶ 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 23: \$1,600,000**

How do we pay for it?

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



CONTINUATION OF PEDESTRIAN LIGHTING ON ROSE STREET.

- ▶ Prioritization: Low – Grant dependent (2023).
- ▶ Qualifies for Transportation Improvement Board Complete Street Grant.
- ▶ Continue pedestrian lighting on Rose Street from Ash to Carey Ct.
- ▶ 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 23: \$350,000**

How do we pay for it?

- 100%- State Grants (TIB UAP & Complete Streets



WHITMAN & LARCH

- ▶ Prioritization: High (2021) Four rwy a 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 21: \$10,000 (Developer Contribution)**
 - ▶ **FY 25: \$304,163**

How do we pay for it?

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

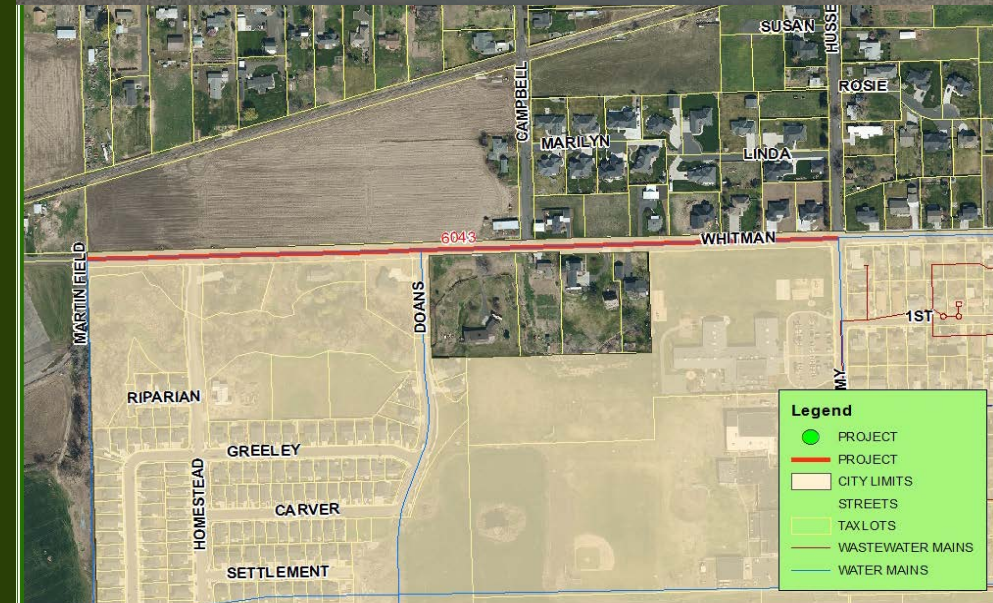


WHITMAN DR IMPROVEMENTS

- ▶ Prioritization: Low (2026).
- ▶ 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.
- ▶ Estimated Cost
 - ▶ **FY 26: \$971,654.00**

How do we pay for it?

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

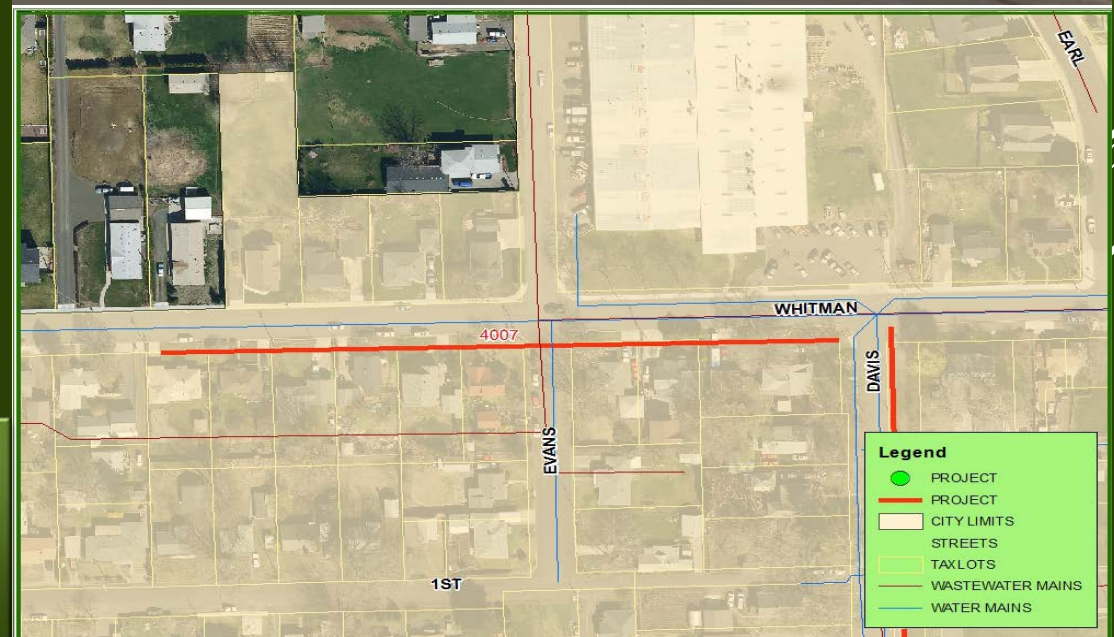


WHITMAN DR MULTIUSE PATH COMPLETION

- ▶ Prioritization: Low (2026)
- ▶ 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 26: \$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.

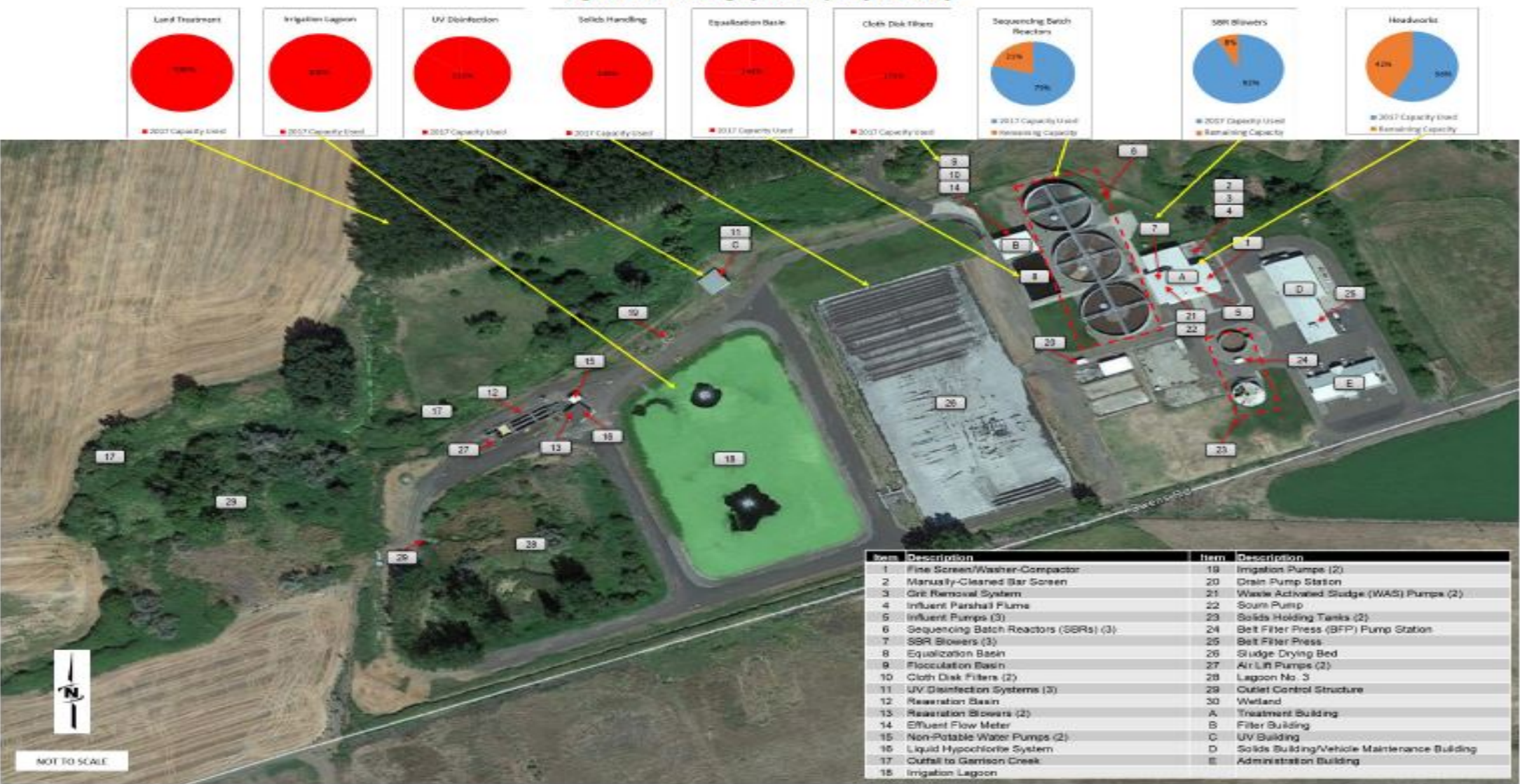
How do we pay for it?

- 100% Metro Planning Agency STP or State RCO Grant Funds



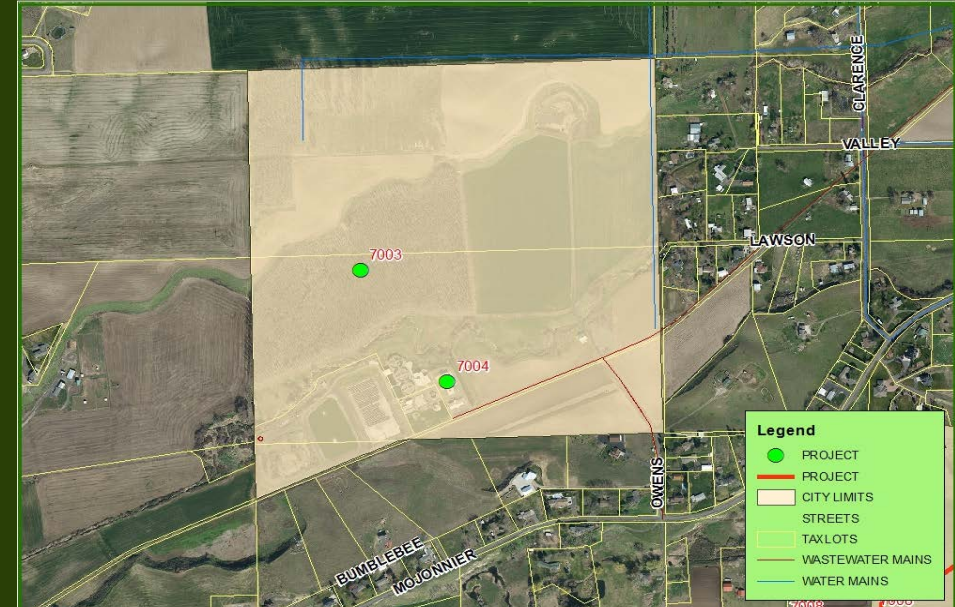
E. WASTEWATER PROJECTS

Figure 5-26 - Existing System Capacity Summary



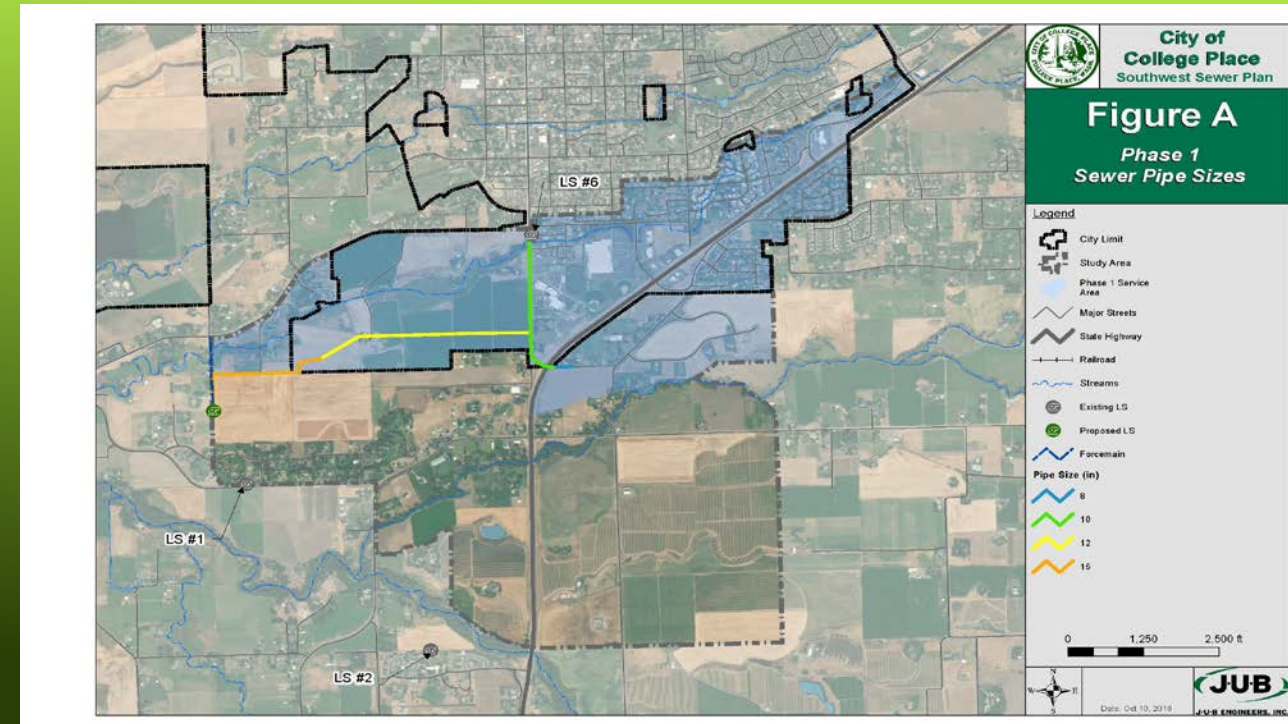
WASTEWATER TREATMENT PLANT IMPROVEMENTS – PHASE I

- ▶ Prioritization: High (2018 thru 2023)
- ▶ Project Location: Owens Rd & Mojonnier.
- ▶ Improvements needed to satisfy new NPDES Permit.
- ▶ Lots of Improvements needed.
- ▶ In negotiations with the State we are able to delay a number of improvements with a larger land treatment/basin area.
- ▶ 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, and USDA – Rural Development.
- ▶ Estimated Cost
 - ▶ FY 21: Engineering - \$500,000
 - ▶ FY 22: ESCO Mechanical Headworks and Rearation/Cooling: \$1,890,000
 - ▶ FY 23: Land Treatment: \$17,900,000
 - ▶ **Total WWTP: \$20,290,000**



SOUTHWEST COLLEGE PLACE WASTEWATER TRUNK LINE & LIFT STATION

- ▶ Prioritization: High (2021)
- ▶ Project Location: Trunk line will traverse Mike McKiernan/Craig Christenson property from College Ave to property the City acquired for a lift station on Charlie Konen property adjacent to Teal Rd near our wastewater line that comes from Valle Lindo development.
- ▶ Acquired five acres of Konen property for lift station placement in FY 2019.
- ▶ Needed to adequately convey wastewater and provide needed system capacity from Commercial Dr area, Meadowbrook, Future Stone Creek Development.
- ▶ Significant economic development opportunity.
- ▶ Trunk line made up of 10" and 12" segments.
- ▶ Regional lift station development.
- ▶ Engineering in FY 2019-2020 is funded by City Wastewater Fund.
- ▶ USDA Grant/Loan, State Ecology, Port, and Utility Funds pay for project.
- ▶ Estimated Cost
 - ▶ **FY 2021: \$7,587,097**



How do we pay for it?

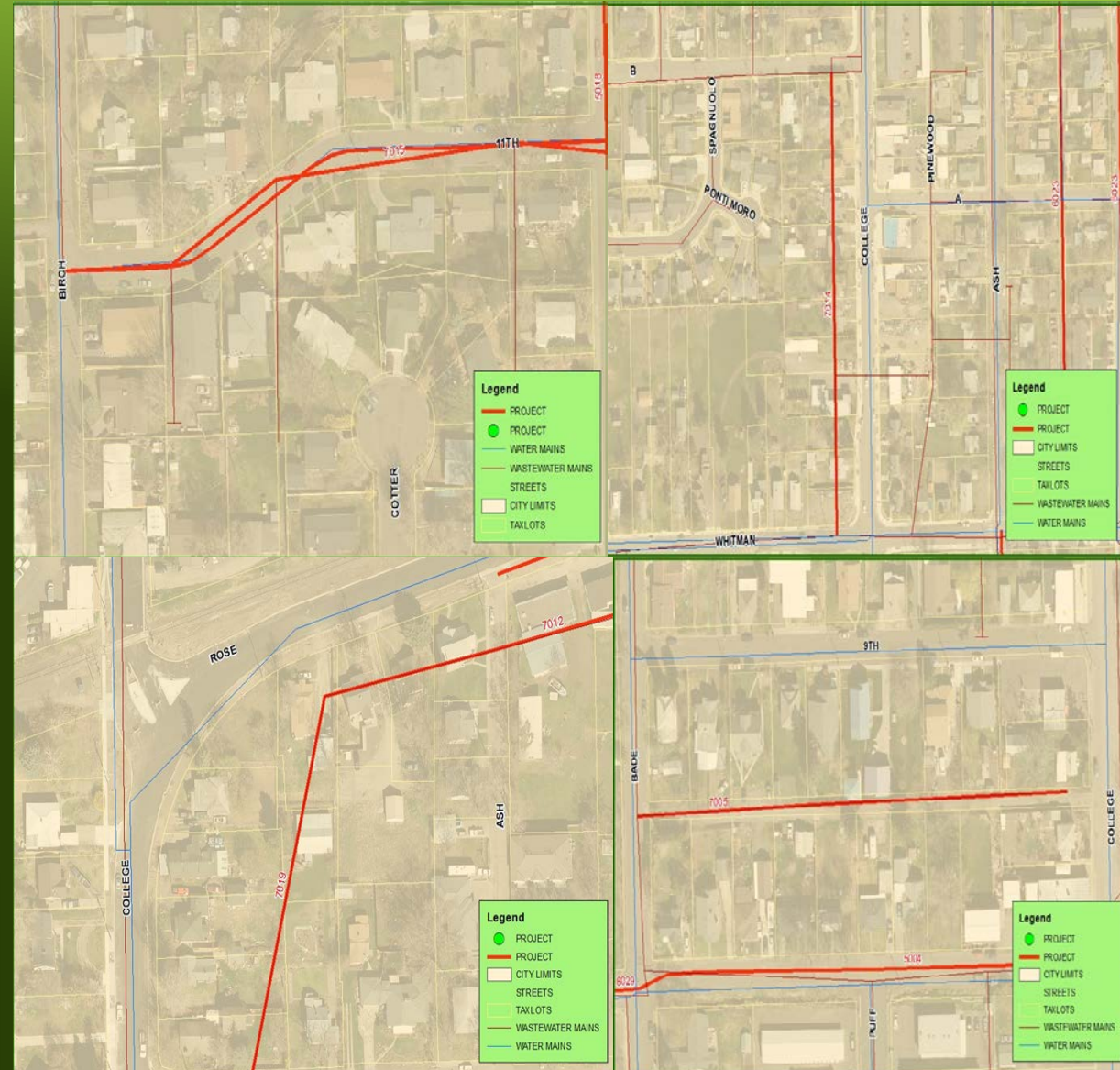
- 5.3% - County/Port 0.09 Grant Funds
- 65.9% - USDA Grant/Loan
- 15.8% - State Ecology Grant/Loan
- 13.0% - Wastewater Utility

NEIGHBORHOOD SEWER LINING PROGRAM

- ▶ Prioritization: High
- ▶ Project Location:
 - ▶ FY 2021: SE 12th & Broadway
 - ▶ FY 2022: SE Birch (4th to 6th)
 - ▶ FY 2023: Rose/C/Ash
 - ▶ FY 2024: SE 10th & Bade/College B
 - ▶ FY 2025: Alley of 8th & 9th/Cotter/11th
 - ▶ FY 2026: Dewey Dr
- ▶ Decayed wastewater main that needs to be lined.
- ▶ Funded by Wastewater Utility
- ▶ Estimated Cost
 - ▶ FY 2021 – FY 2023: \$100,000 per year
 - ▶ FY 2024 to FY 2026: \$200,000 per year

How do we pay for it?

- 100% - Wastewater Utility



F. WATER PROJECTS

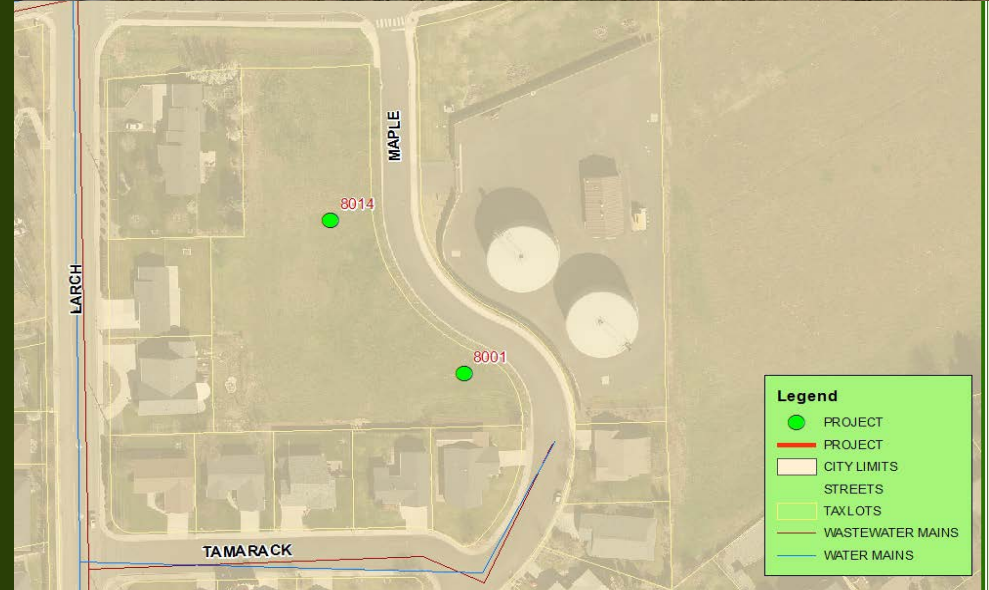


WELL NO# 2. RELOCATION

- ▶ Prioritization: High (2018 - 2021)
- ▶ Project Location: City-owned land on west side of Maple St, south of Whitman Dr.
- ▶ Replacement well for a failing one near 6th & Elm.
- ▶ Drilling and Pump Test Complete.
- ▶ 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 2021
- ▶ Potential solar array adjacent to facility if can land grant funding (\$300,000)
- ▶ Remaining estimated Cost
 - ▶ **FY 21: \$2,986,000.00**

How do we pay for it?

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

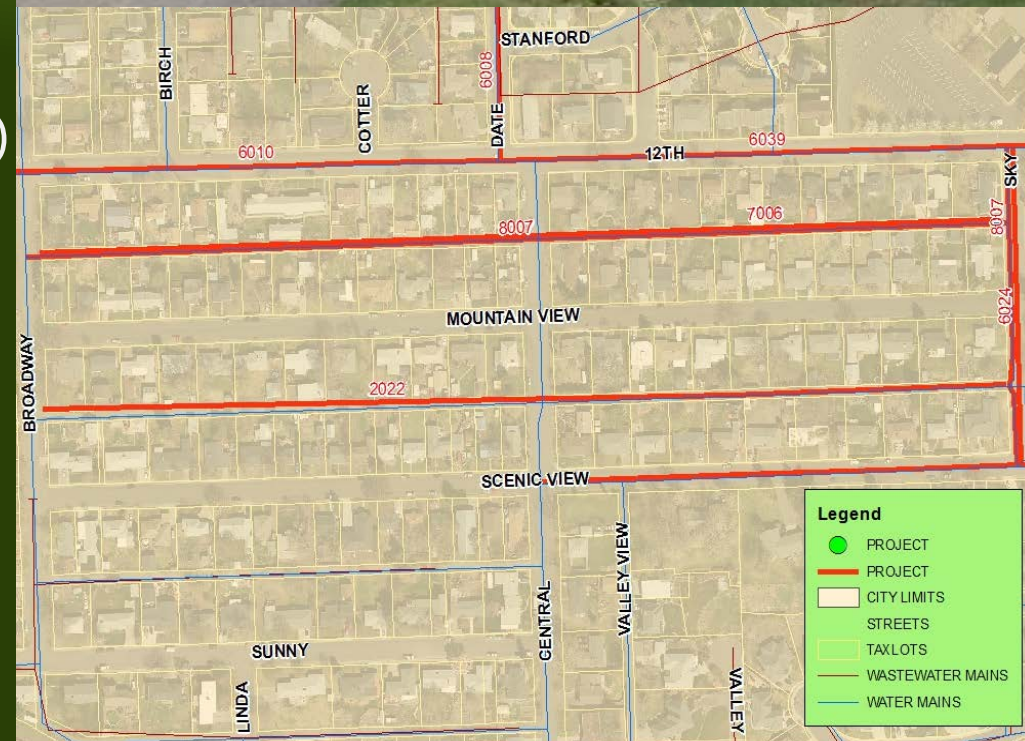


WATER MAIN REPLACEMENT – 12TH, SKY, & MOUNTAINVIEW

- ▶ Prioritization: High (2021)
- ▶ Project Location: Alley between 12th & Mountainview from Broadway to Sky.
- ▶ Replace decayed water line.
- ▶ Funded by Water Utility.
- ▶ Estimated Cost (Engineering & Construction)
 - ▶ **FY 21: Total: \$200,000**

How do we pay for it?

- 100% - Water Utility



SOUTHWEST REGION WATER STORAGE TANK

- ▶ Prioritization: High (2022-2023)
- ▶ Project Location: Location and storage capacity to be determined as Water System Plan is completed in FY 2020.
- ▶ Water storage tank needed to serve southwest section of community as development occurs and to achieve the goal of having 48 hours of potable water storage on hand in the community.
- ▶ Funded by Water Utility and Developer Contribution.
- ▶ Cost
 - ▶ FY 22 –Engineering: \$200,000
 - ▶ FY 23 –Construction: \$2,000,000
 - ▶ **Total: \$2,200,000**

How do we pay for it?

- 30% - Water Fund
- 70% - Developer Contribution

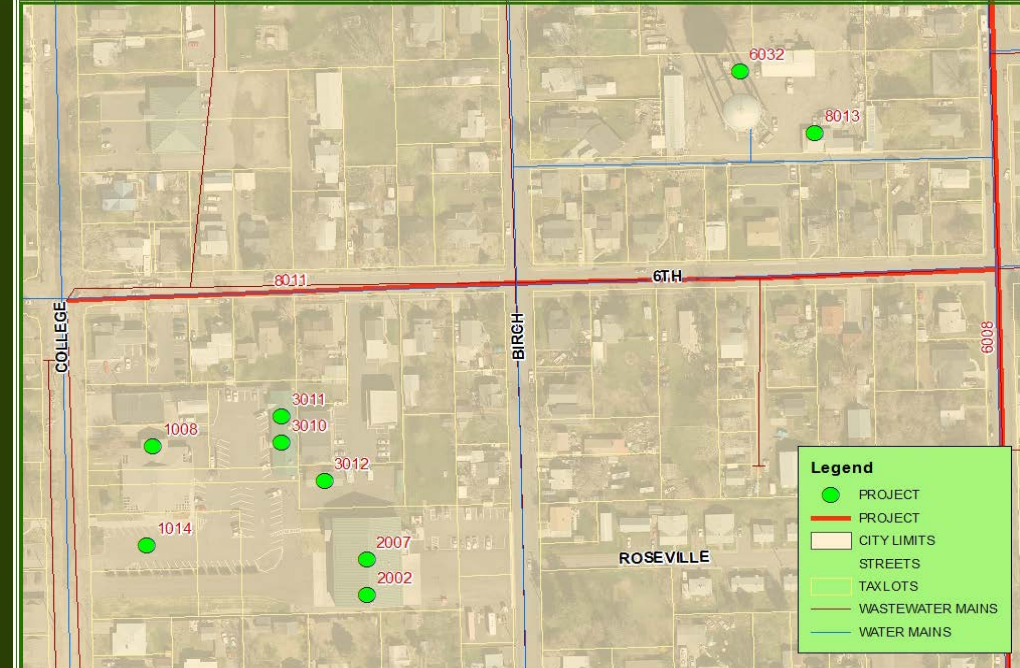


WATER MAIN REPLACEMENT – 6TH (COLLEGE TO DATE)

- ▶ Prioritization: High (2022)
- ▶ Project Location: 6th St from College Ave to Date St.
- ▶ Replace decayed water line.
- ▶ Funded by Water Utility.
- ▶ Estimated Cost
 - ▶ **FY 22: \$150,000**

How do we pay for it?

- 100% - Water Utility or Debt/Loan



WELL NO# 7 DEVELOPMENT

- ▶ Prioritization: High (2024)
- ▶ Project Location: To be determined by Water System Plan completed in 2020.
- ▶ Engineering & Construction in 2024.
- ▶ City needs additional wells to increase resiliency and be able to meet peak demand at geographically dispersed areas of town.
- ▶ Cost.
 - ▶ Engineering \$500,000
 - ▶ Construction \$3,000,000
 - ▶ **FY 2024 Total: \$3,500,000**



How do we pay for it?

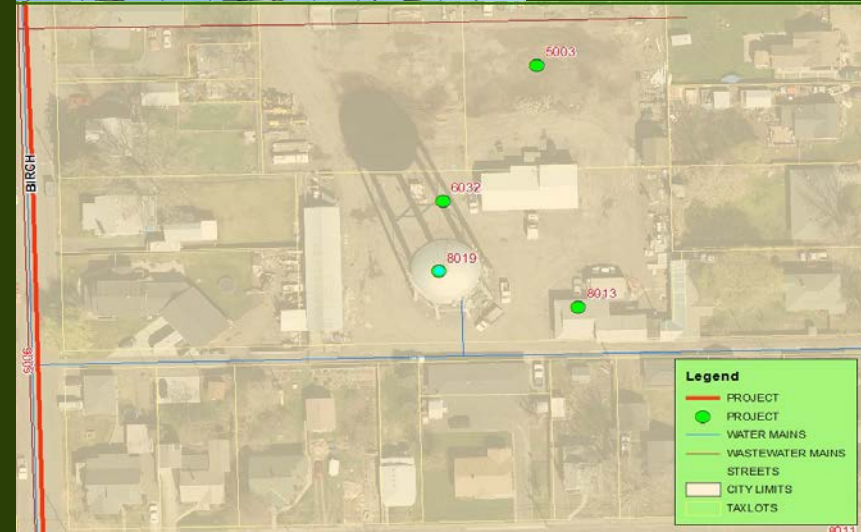
- 40% State Grant/Loan Assistance DWSRF
- 20% Legislative Appropriation Request
- 20% Developer contribution
- 20% Water Fund

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 Grant we are pursuing to cover all of the overflow and seismic retrofit work.
- ▶ **FY 2025: FEMA Grant Request: \$600,000**
- ▶ **FY 2025: Water Utility: \$600,000**
- ▶ **Total: \$1,200,000**

How do we pay for it?

- 50% FEMA BRIC Grant
- 50% Water Utility



MARTIN AIRFIELD AREA WATER STORAGE

- ▶ Prioritization: High (2026)
- ▶ Project Location: This storage site will be sited near Martin Airfield UGA area as/if development occurs.
- ▶ Water storage tank needed to serve west section of community as development occurs and will solely be driven by development in Martin Airfield UGA.
- ▶ Funded Developer Contribution.
- ▶ Cost
 - ▶ **FY 2026: Total: \$2,000,000**

How do we pay for it?

- 100% Developer Contribution



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
- ▶ 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



City of College Place, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE PLACE, WASHINGTON ADOPTING A SIX-YEAR CITYWIDE CAPITAL FACILITY PLANS FOR THE YEARS 2021 THROUGH 2026

WHEREAS, the City of College Place is a non-charter code city with powers set forth in RCW Title 35A.24.010;

WHEREAS, the City formed a Capital Facility Technical Team which has assembled the proposed Capital Facility Plan of the City of College Place. It consists of capital improvements for years 2021 through 2026 identifying the proposed locations and capacities of expanded or new capital and a plan to finance such improvements within projected funding capacities (the “Six-Year Citywide Capital Facility Program” or “CFP”); and

WHEREAS, the City previously adopted the Six-Year Street Program (RCW 35.77.010) on June 23rd, 2020 by Council Resolution 20-025, and that program is incorporated into the CFP; and

WHEREAS, the College Place City Council held a public hearing on the 2020 to 2025 Capital Facility Plan on November 24th, 2020; and

WHEREAS, six-year Equipment Replacement and Information Technology plans are not required by any Federal, State, or Local statute but are a matter of good public policy for future planning of citywide services; and

WHEREAS, updates to the six-year Capital Facility Planning documents have been posted on the city budget portal website: http://www.cpwa.us/departments/finance/budget_2021.php

NOW THEREFORE, THE CITY COUNCIL OF COLLEGE PLACE DO ORDAIN AS FOLLOWS

Section 1. Ordinance No. _____ which adopts the 2021 to 2026 Capital Facility, Plan as shown in Exhibit 2 attached to this Ordinance.

Section 2. City staff is authorized to apply for state, federal, and private foundation grants in support of the projects identified in the Citywide Capital Facility Plan.

Section 3: Clerical Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5: Effective Date. This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 8th day of December, 2020.

Norma L. Hernández, Mayor

Attest:

Lisa R. Neissl, City Clerk

Approved as to form:

Rea Culwell, City Attorney

City of College Place: Capital Facility Plan (2021 to 2026) * Many projects subject to availability of grant dollars & future development*														
Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total Project Cost	How is project funded?
Administration/Community Development														
City Hall Flooring Community Development	1016	Medium	City Hall.	Replace carpet with vinyl plank in four offices.	Budgeted	2021	\$ 6,000.00						\$ 6,000.00	Facility Maintenance Reserve (funded by CE)
Cty Hall Sallyport/Former Jail Area Renovation	1008	High	City Hall	Police Sallyport to move to Police Department. Renovate area to additional	Planned	2022		\$ 460,000.00					\$ 460,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Conference Room Furnishings	1013	Medium	City Hall	Replace City Council Conference Room Furnishings	Planned	2022		\$ 20,000.00					\$ 20,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Restroom Renovation	1015	Medium	City Hall	Replace tile, stalls, fixtures, counterlights, paint-two public, three staff.	Planned	2023			\$ 40,000.00				\$ 40,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Exterior Paint	1017	Low	City Hall	Paint exterior & replace gutters.	Planned	2023			\$ 12,000.00				\$ 12,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Parking Lot (East End Improvements)	1014	Low	City Hall	Patch, sealcoat, stripe, move dumpster, remove fence, parking stops, ADA ramp to City Hall. Also finish landscaping around City Hall and PD. Also, underground power to charging stations and remove power pole.	Planned	2024				\$ 80,000.00			\$ 80,000.00	Facility Maintenance Reserve (funded by CE)
Total: Administration/Community Development							\$ 6,000.00	\$ 480,000.00	\$ 52,000.00	\$ 80,000.00	\$ -	\$ -	\$ 618,000.00	
Fire Department														
Regional Fire Training Tower Contribution	2016	High	City of WW	City 1/3 share contribution prorated over five years for replacement fire training tower. Current one isn't safe to do controlled burns in.	Budgeted	2021	\$ 50,300.00	\$ 50,300.00	\$ 50,300.00	\$ 50,300.00	\$ 50,300.00		\$ 251,500.00	Facility Maintenance Reserve (funded by CE)
Replace Exterior Staircase on East Side of Building.	2017	Medium	Fire Station	Replace Exterior Staircase on East side of Building.	Budgeted	2021	\$ 30,000.00						\$ 30,000.00	Facility Maintenance Reserve (funded by CE)
Facility (Fire HVAC)	2002	Medium - ESCO Performance Contracting Potential	Fire Station	Rebuild ext. Loop circulation pump and PM int. loop	Budgeted	2021	\$ 15,000.00						\$ 15,000.00	Facility Maintenance Reserve (funded by CE)
Renovate Dorm Rooms	2018	Medium	Fire Station	Renovate Dorm Rooms.	Planned	2022		\$ 25,000.00					\$ 25,000.00	Facility Maintenance Reserve (funded by CE)
Water Source Heat Pump Replacement	2010	Medium	Fire Station	Replace 9 Carrier Water Source Heat Pumps.	Planned	2022		\$ 90,000.00					\$ 90,000.00	Facility Maintenance Reserve (funded by CE)
Moline Gas Heater Replacement	2011	Medium - ESCO Performance	Fire Station	Replace Moline Gas Heater 75k BTU HR Unit	Planned	2024				\$ 10,000.00			\$ 10,000.00	Facility Maintenance Reserve (funded by CE)
Gas Furnace 75000 BTU HR	2012	Medium - ESCO Performance Contracting Potential	Fire Station	Replace Gas Furnace 7500 BTU HR Carrier Unit.	Planned	2024				\$ 13,450.00			\$ 13,450.00	Facility Maintenance Reserve (funded by CE)
Hot Water Pump 2 HP	2013	Low - ESCO Performance Contracting Potential	Fire Station	Replace Baldor Hot Water Pump 2 HP	Planned	2025					\$ 2,000.00		\$ 2,000.00	Facility Maintenance Reserve (funded by CE)
Total: Fire Department							\$ 95,300.00	\$ 165,300.00	\$ 50,300.00	\$ 73,750.00	\$ 52,300.00	\$ -	\$ 436,950.00	
Police Department														
Police Department: RTU Package 3 Ton Heater/Chiller	3011	Medium - ESCO Performance Contracting	Police Department	Replace 3 Ton RTU Package Unit Heater/Chiller on roof rated "F" on south side of building. North side chiller failed	Budgeted	2021	\$ 15,000.00						\$ 15,000.00	Facility Maintenance Reserve (funded by CE)
Replace 50 Gallon Water Heater	3012	Medium - ESCO Performance Contracting Potential	Police Department	Replace 50 Gallon Water Heater	Planned	2022		\$ 3,000.00					\$ 3,000.00	Facility Maintenance Reserve (funded by CE)

Police Department Renovation	3010	Low	Police Department	Renovate Police Department	Planned	2023			\$ 500,000.00				\$ 500,000.00	Facility Maintenance Reserve (funded by CE)
Total: Police Department							\$ 15,000.00	\$ 3,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 518,000.00	
Public Works Department - Parks														
Lions Park Renovation	4001	High - But dependent upon grant dollars.	Lions Park	Dredge and reconstruct pond and Garrison Creek channel, eliminate point source pollution of storm water facility into pond. Includes irrigation plans.	Budgeted	2018	\$ 2,000,000.00						\$ 2,000,000.00	40% RCO, 40% Reet II, 20% Foundational Support (Sherwood, Blue Mountain, Lions Club, Rotary, Exchange, etc)
12th Street Parklet	4008	Medium	West of 12th & Newgate	Upgrade former Cascade Gas property to include parklet with greenery, benches, and lower fence. Clean up weeds on hillside. *The goal is to complete this project in 2020*	Budgeted	2021	\$ 10,000.00						\$ 10,000.00	\$1500 from Cascade Natural Gas, remainder from REET II
Harvest Meadows Park Improvements	4005	Medium	Harvest Meadows Park	Improvements include a welcome sign and picnic shelter as identified in the 2018 Park Master Plan.	Planned	2022		\$ 25,000.00					\$ 25,000.00	100% REET II Funds
Veterans Park at Homestead	4004	Low	Homestead Ave south of 4th Street	Addition of more play equipment and restroom in Park.	Planned	2022		\$ 60,000.00					\$ 60,000.00	100% Developer Fees
Park Development at McKiernan/Christianson Site	4003	Low	SW of College Ave & Mojonnier St	Per development standards, parkland will need to be donated to City for development. Will cooperate with State RCO, College Place School District, and developer for quality regional park.	Planned	2022		\$ 400,000.00	\$ 1,600,000.00				\$ 2,000,000.00	15% REET 2, 25% RCO, 50% Developer Fees, 10% Collaboration with College Place School District
Total: Public Works Department - Parks							\$ 2,010,000.00	\$ 485,000.00	\$ 1,600,000.00	\$ -	\$ -	\$ -	\$ 4,095,000.00	
Public Works Department - Stormwater														
Outfall Replacement Program	5012	High	801 S. Larch Street	2021 - Outfalls #34 882 Larch, #35 Sentry, #13 Brentwood, #8 110 10th, #34 882 SE Larch 2022 - CIP 48 PW Yard 2023 - CIP 33 Bade and 10th 2024 - CIP 19 769 Songbird 2025 - CIP 26 and 27 221 NE Birch 2026 - CIP 15 and 7 1152 SE Falbo and 25 SE Cedar Band	Budgeted	2021	\$ 100,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00	\$ 40,000.00	\$ 240,000.00	100% Stormwater Utility.
Destito & Earl Ln Stormwater Retrofit	5013	High	NW Destito Ct, NW Earl Ln	Stormwater pipe is crushed at end of Destito Ct which leads to residential flooding. Middle of Earl Ln floods as well. Engineering being done in 2020. Implementation needs to occur immediately.	Budgeted	2021	\$ 30,000.00						\$ 30,000.00	100% Stormwater Utility
SE Birch (4th to 6th)	5006	Medium	SE Birch (4th to 6th)	Stormwater Improvements from 4th to 6th at Birch.	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Stormwater Utility.
SW Bade Avenue (9th to 10th)	5007	Medium	SW Bade from 10th to 11th.	Stormwater improvements along Bade from 9th to 10th.	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Stormwater Utility.
Public Works Yard Stormwater Improvements.	6032	Medium	Middle of block between 4th, 6th, Birch, and Date.	Stormwater improvements at Public Works Yard.	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Stormwater Utility
Street Waste Decant Facility	5003	High - But dependent upon grant dollars.	Public Works Yard	Construction of a street waste decant facility.	Planned	2022		\$ 700,000.00					\$ 700,000.00	75% State Ecology Grant, 25% Stormwater Utility.
SW Mojonnier Rd (College to Clarence)	6022	High	SW Mojonnier (College to Clarence)	Stormwater infrastructure for SW Mojonnier .	Planned	2023			\$ 1,488,675.00				\$ 1,488,675.00	70% Developer Fees, 20% WWV MPO STB Grant, 10% Street Improvement Fund.
SE 12th Street (College to Larch)	6010	High	SE 12th (College to Larch)	Replace storm infrastructure on 12th from College to Larch.	Planned	2023			\$ 628,813.68				\$ 628,813.68	100% Transportation Improvement Board Grant.

SW 10th Street Retrofit (College to Bade)	5005	High	SW 10th from College to Bade.	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	Planned	2024					\$ 219,451.98			\$ 219,451.98	100% Move around money. Hardship money will cover staffing. Move freed up money to this project. (Freed up money via Stormwater Capacity Hardship Grant)
NE Spitzenberg Street Stormwater Retrofit	5008	Low	NE Spitzenberg from Cargill to Tulip Ln	Retrofit to include stormwater infrastructure along Spitzenberg from Cargill to Tulip.	Planned	2024					\$ 75,000.00			\$ 75,000.00	50% Developer Fees ; 50% Stormwater Utility
SE Date Ave (10th to 11th)	5018	Medium	SE Date (10th to 11th)	Stormwater Retrofit on SE Date from 10th to 11th.	Planned	2024					\$ 20,000.00			\$ 20,000.00	100% Stormwater Utility.
SE 12th Street (Larch to Myra)	6039	High	SE 12th (Larch to Myra)	Replace storm infrastructure on 12th from Larch Avenue to Myra.	Planned	2025						\$ 890,068.52		\$ 890,068.52	100% Transportation Improvement Board Grant.
NE Cedar Ave Storm Improvements	6007	High	NE Cedar from A to C Street	Stormwater Improvements along corridor.	Planned	2026							\$ 250,000.00	\$ 250,000.00	100% Hardship Grant Redirect or Legislative Appropriation.
Regional Stormwater Facility	5011	Medium - Dependent on grant dollars.	For Garrison Creek Watershed likely a section of the College Place Wastewater Treatment Plant property.	Construction of a regional stormwater detention facility to serve areas of College Place without proper detention areas. This facility would likely be located on the Wastewater Treatment Plant property and would act as the primary detention for sections of College Place that feed into the Garrison Creek Watershed. Revized pricing is from the Regional Stormwater Facility Technical Memo by Parametrix from October 2019. Work will begin in 2026. Total cost is around \$6 million with construction estimated to begin in 2026.	Planned	2026							\$ 3,000,000.00	\$ 3,000,000.00	25% Stormwater Utility, 25% Developer Impact Fees, 50% State Ecology Grant or Legislative Appropriation
Total: Public Works Department - Stormwater							\$ 130,000.00	\$ 780,000.00	\$ 2,137,488.68	\$ 334,451.98	\$ 930,068.52	\$ 3,290,000.00	\$ 7,602,009.18		
Public Works Department - Streets															
4Bikes Project (Fourth - College to Academy, Academy - Whitman to 4th)	6029	High - Obtained TIB Complete Street Grant	4th - College Avenue to Academy Way Academy Way - 4th Street to Whitman Drive.	Continuance of cycle track on Fourth Street from Davis Street to College Avenue. Pedestrian streetlamps every 200 feet: Fourth St - College Avenue to Academy Way, Academy Way - Whitman Drive to Fourth Street.	Budgeted	2021	\$ 600,000.00							\$ 600,000.00	Awarded Transportation Improvement Board Complete Street Grant (\$500,000). Remaining funds from Street Improvement Fund. Project to be tracked in the Economic Development Fund 330.
SE Meadowbrook Grind and Overlay	6027	High - But dependent upon grant dollars.	SE Meadowbrook between Lamperti and SR 125.	Grind and overlay SE Meadowbrook between Lamperti and SR 125 and Lamperti from Larch to College Ave. This project is dependent on a grant from th Transportation Improvement Board.	Budgeted	2021	\$ 313,560.00							\$ 313,560.00	TIB funding 90% of work through street resurfacing grant.
Installation of stop signs at Whitman/Larch.	6044	High - Developer Contribution	Whitman Drive & Larch	Installation of solar flashing stop signs on Larch at Whitman Intersection.	Budgeted	2021	\$ 10,000.00							\$ 10,000.00	100% Villages at Fort WW Developer Contribution

Safewalk College Place	6048	High - 2021 / Medium - 2022, 2024, and 2026	- Bade:5th to 6th - Bade:7th to 10th - Davis: Whitman to 3rd - 12th:College to Bade. - 2022 2nd and 8th 2024 B Street 2026 1st and 3rd between Academy and Davis	Install six-foot wide sidewalk on one side of road. Dependent on obtaining a Community Development Block Grant: General Purpose.	Budgeted for 2021 Iteration, Grant Dependent for Future Years	2021	\$ 339,530.00	\$ 500,000.00		\$ 400,000.00		\$ 600,000.00	\$ 1,839,530.00	100% CDBG General Purpose Grant Funds and easement donation from Walla Walla University. Fund 309
Crosswalk Improvements in front of CP Post Office	6058	Medium	500 S. College Avenue	Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.	Planned	2021	\$ 90,000.00						\$ 90,000.00	Trying to pursue WSDOT Ped Grant. May go to MPO for funds. Likely 25% local match from Street Fund.
Chipseal Program	6018	Medium	- 2021: Highland Park & Davin Dr - 2022: Sunset Villa &53:53Cedar Bend subdivisions - 2023: 8th (College to Date), 10th (Birch to Date), Newgate (12th to Scenicview), and ScenicView (Mockingbird to Commercial) - 2024: Bade (4th to 12), 13th (College to 12th) - 2025: Sherburne Estates & Puff Ln - 2026: Deccio Rd	Planned annual chip seal program for 2021.	Budgeted	2021	\$ 41,777.00	\$ 44,907.00	\$ 26,124.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 262,808.00	100% REET 1 Fund
Block Resurfacing Program	6059	Medium	- 2021: Mockingbird (Dove to Eagle Ln) - 2022: Cotter Pl (12th to Dead End - 2023: 6th (Davis to Evans) - 2024: Elm Ave (5th to Dead End) - 2025: 5th St (Bade to Dead End) - 2026: Bade (4th to 6th)	Resurface a block of deteriorated roadway every other year. Provides a ten year fix.	Budgeted	2021	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 195,000.00	100% REET 1 Fund
CP Downtown Parking Lot Project	6059	Low	Center of Block bordered by 8th, 6th, College, and Bade.	Construct parking lot to encourage a dense mixed-use downtown that is walkable.	Planned	2021	\$ 200,000.00	\$ 300,000.00					\$ 500,000.00	100 % Going after USDA Economic Development Grant Funds.
Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	6036	Low - Dependent on future development.	Mojonnier Rd from Grandview to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. Engineering (2021 to 2022 with MPO STP Grant Money) Construction in 2023.	Planned	2021	\$ 711,000.00		\$ 4,168,290.00				\$ 4,879,290.00	70% Developer Fees, 20% MPO STP Funds , 10% Street Improvement Fund.

Pedestrian signalization at Myra Rd & Garrison Village Way	6054	Low - Dependent on WSDOT Grant and Developers	Myra Rd at Garrison Village Way	Pedestrian crossing beacon with pedestrian refuge island so folks can get to Fort Walla Walla.	Planned	2022		\$ 546,000.00					\$ 546,000.00	Likely Scenario: 20% City of WW, 20% City of CP Street Fund, 30% Developer Contrib, 30% State Grant
Birch St (4th to 6th)	5004	Medium	Birch Street from 4th to 6th.	Reconstruct Birch Street from 4th to 6th.	Planned	2022		\$ 150,000.00					\$ 150,000.00	100% Street Improvement Fund
Stone Creek Development Intersection Signalization on College Ave by CPHS	6035	Medium - Dependent on future development.	College Avenue, south side of College Place High School.	Installation of signals at College Ave and arterial for the Stone Creek Development.	Planned	2022		\$ 365,170.00					\$ 365,170.00	This will be primarily funded by development impact fees. 25% city match likely through Street Fund.
Stone Creek Development Intersection Signalization II on College Avenue by CPHS	6059	Medium - Dependent on future development.	College Avenue, near CPHS	Installation of signals.	Planned	2022		\$ 365,170.00					\$ 365,170.00	This will be primarily funded by development impact fees. 25% local match likely through Street Fund.
9th Street	6044	Medium - Dependent on CDBG Grant Funds.	9th (College Ave to Alleyway)	Convert gravel road to pavement with curb and gutter.	Planned	2022		\$ 500,000.00					\$ 500,000.00	100 % Street Improvement Fund via CDBG - General Purpose Grant, LID, or State Grant.
Vintage Gas HeaterReplacement at Public Works Yard.	6050	Medium - Energy Savings ESCO	Public Works Yard	Replace vintage gas heater.	Planned	2022		\$ 21,989.00					\$ 21,989.00	100% Facility Maintenance Fund.
Heat Pump at Public Works Shop	6056	Medium	Public Works Yard	Replace Heat Pump	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Facility Maintenance Fund.
Public Works Yard Upgrade	6032	Medium	218 SE 4th St	Upgrade Public Works Yard. New pavement between buildings and gas pumps. General renovation work.	Planned	2022		\$ 400,000.00					\$ 400,000.00	100% Facility Reserve Fund.
Rose Street Lighting	6014	Low	Rose Street from College Ave to Lambert Ave	Rose Ornamental Pedestrian Street Lights	Planned	2023			\$ 350,000.00				\$ 350,000.00	100% Transportation Improvement Board Complete Street Grant.
SE 12th Street (College to Larch)	6010	High - Dependent on grant funds.	SE 12th Street from College to Larch	Street grind and overlay with water and sewer improvements on SE 12th Street from College to Larch.	Planned.	2023			\$ 2,229,430.32				\$ 2,229,430.32	90% TIB or MPO Funding, 10% Street Improvement Fund.
12th & Larch Intersection	6011	Medium	The 12th and Larch Avenue intersection.	Identify, design and construct preferred intersection configuration.	Planned.	2023			\$ 1,600,000.00				\$ 1,600,000.00	50 % Local (City) funds from Street Improvement Fund (funded by the street fund) with 50% WSDOT or MPO Grant.
SW 10th Street Retrofit (College to Bade)	5005	High	SW 10th from College to Bade.	Reconstruction of 10th from College to Dead End.	Planned	2024				\$ 778,057.02			\$ 778,057.02	100% Stormwater Utility via offset from Stormwater Capacity Grant. .
Birch St (2nd to 4th)	6045	Medium	Birch Street from 2nd to 4th.	Reconstruct Birch Street from 2nd to 4th to include curb and gutter.	Planned	2024				\$ 100,000.00			\$ 100,000.00	100% Street Improvement Fund/REET.
SE 12th Street (Larch to Myra)	6039	Dependent on grant funds.	SE 12th Street from Larch to Myra Rd.	Reconstruction of 12th Street from Myra Rd to Larch Ave.	Planned	2025					\$ 3,155,697.48		\$ 3,155,697.48	90% TIB or MPO Funding, 10% Street Improvement Fund.
Larch & Whitman Intersection	6015	Medium	Larch & Whitman Intersection	Intersections need to be improved for safe traffic.	Planned	2025					\$ 304,163.00		\$ 304,163.00	40% Developer Impact Fees, 40% CERB Construction Grant, 20% Street Improvement Fund
SE Sky Ave (12th to Scenic View)	6024	Medium	SE Sky Ave from 12th Street to Scenic View Drive.	Corridor reconstruction on SE Sky Ave from 12th Street to Scenic View Drive to include streets, sidewalks, water and sewer improvements.	Planned	2026						\$ 502,580.00	\$ 502,580.00	100% Street Improvement Fund (funded by the Street Fund), REET, Water Capital Reserve Fund, Wastewater Capital Reserve Fund
NE Cedar Avenue ("A" to "C" Street)	6007	Medium	NE Cedar Avenue from "A" to "C" Street	Resurface Cedar Avenue	Planned	2026						\$ 358,520.76	\$ 358,520.76	100% Legislative Appropriation
SE Dewey Dr	6022	Medium	SE Dewey Drive.	Full street and sidewalk reconstruction on Dewey Drive to include water and sewer improvements.	Planned.	2026						\$ 678,483.00	\$ 678,483.00	100% Street Improvement Fund

		Low - Dependent on future development.	Whitman Drive & Maple Ave	Reconstruct roadway from Academy Way to Martin Airfield to Arterial Standards	Planned	2026							\$ 971,654.00	\$ 971,654.00	50% Developer Fees; 50% State TIB or Public Works Trust Fund Grants
Whitman Dr Multiuse Path Completion	4007	Low	Whitman Drive between Evans and Academy.	Assemble right of way to complete gap in multi-use path between Evans and Academy Way.	Planned	2026							\$ 80,000.00	\$ 80,000.00	100% MPO STP Funds and/or State RCO
Total: Public Works Department - Streets							\$ 2,335,867.00	\$ 3,243,236.00	\$ 8,403,844.32	\$ 1,363,057.02	\$ 3,544,860.48	\$ 3,276,237.76	\$ 22,167,102.58		
Public Works Department - Wastewater															
WWTP Improvements - Implementation Phase 1:	7004	High - Mandated by our Wastewater Permit, also dependent on grants.	WWTP - 501 Owens Rd	WWTP Wastewater Treatment Plant Improvements: - 2022: Headworks \$1,740,000 - 2022: Rearation and Cooling: \$150,000 - 2023: Land Treatment: \$17.9 Million	Budgeted	2018	\$ 500,000.00	\$ 1,890,000.00	\$ 17,900,000.00					\$ 20,290,000.00	20% Wastewater Capital Reserve; 40% Department of Ecology Grant/Loan; 40% Legislative Appropriation.
Southwest College Place Trunkline and Lift Station	7008	High	SW Lamperti/College Ave	Contribution to construct new lift station and trunk line better serving Southwest College Place. Expecting about \$250,000 remaining in Engineering Costs. Remainder covered by Private Developer/LID/etc.	Budgeted	2018	\$ 7,587,097.00							\$ 7,587,097.00	5.3% Port .09 Grant, 65.9% USDA RD, 15.8% Ecology Funds, 13% City WW Funds
Neighborhood Sewer Lining	7016	High	Across Community.	Line sewer to maintain structural integrity. - 2021: SE 12th & Broadway Lining - 2022: SE Birch (4th to 6th) Lining - 2023: Rose/C/Ash Lining - 2024: SE 10th & Bade Lining/College & B - 2025: Alley of 8th & 9th/Cotter &11th - 2026: Dewey Drive	Budgeted	2018	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 900,000.00		100% Wastewater Capital Reserve Fund.
12th Street Wastewater Replacement Project	6010	Medium	12th Street from College to Larch.	Wastewater replacement project below 12th Street project.	Planned	2023			\$ 270,742.00				\$ 270,742.00		100% Wastewater Capital Reserve Fund.
NE Cedar Ave Wastewater Replacement Project	6007	High - Dependent on grant funds.	Cedar Ave from C to A Streets	Line Sewer of NE Cedar Avenue from A to C Street.	Planned	2024				\$ 80,010.00			\$ 80,010.00		100% Legislative Appropriation
12th Street Wastewater Replacement Project (Date to Myra)	6039	Medium	12th Street from Myra Rd to Larch St	Wastewater Replacement Project under 12th Street project.	Planned.	2025					\$ 401,745.00		\$ 401,745.00		100% Wastewater Capital Reserve Fund.
Sky Ave Wastewater Replacement Project	6024	Medium	Sky Ave from 12th to ScenicView	Wastewater replacement project below Sky Ave project.	Planned	2026						\$ 61,649.00	\$ 61,649.00		100% Wastewater Capital Reserve Fund.
Total: Public Works Department - Wastewater							\$ 8,187,097.00	\$ 1,990,000.00	\$ 18,270,742.00	\$ 280,010.00	\$ 601,745.00	\$ 261,649.00	\$ 29,591,243.00		
Public Works Department - Water															
Well No. 2 Relocation	8001	High	Whitman Drive & Maple Ave	Reconstruction of new well shaft and well-house and installation of pump, motor, controls, and appurtenant equipment and facilities to replace Well No. 2; decommissioning of existing Well No. 2. The goal is to have this well operational by end of Summer 2021. High end estimate is by Paul Cross at RH2	Budgeted	2017	\$ 2,986,000.00						\$ 2,986,000.00		State Legislative Appropriation and 20-year, 1%, 50% forgiveable DWSRF Loan
Sky & 12 Water Main Replacements	8007	Medium	Sky Avenue and Alley of 12th & Mt View	Replace existing steel water main and services	Budgeted	2020	\$ 200,000.00						\$ 200,000.00		100% Water Capital Fund

Whitman Maple Solar Array	8019	Low	Whitman & Maple Drive	The City will continue to look for grant funding to construct a solar array adjacent to Well #6. We will only pursue this project if it is grant funded.	Planned	2021	\$ 300,000.00						\$ 300,000.00	100% either Pacific Power Blue Sky, CREA, or State Department of Commerce Funding
SW region Water Storage Tank	8016	High	Around Stone Creek	Engineering and development of 500,000 water storage tank to serve Southwest region of town.	Planned	2022		\$ 200,000.00	\$ 2,000,000.00				\$ 2,200,000.00	30% Water Capital Reserve Fund, 70% Developer Fees
6th St Water - College to Date	8011	High	6th between College	Replace water main and services	Planned	2022		\$ 150,000.00					\$ 150,000.00	100% Water Capital Reserve Fund.
SE 12th St (College to Larch) Water Infrastructure Replacement Project	6010	Medium - Dependent on Grant Funds	SE 12th Street from College to Larch Ave.	Replace water infrastructure under SE 12th St project.	Planned	2023			\$ 617,381.00				\$ 617,381.00	100% Water Capital Reserve Fund.
Well #7 Development	8017	High	Southwest College Place.	Develop a fourth well to depend on.	Planned	2024				\$ 3,500,000.00			\$ 3,500,000.00	20% Water Capital Reserve Fund, 20% Legislative Appropriation, 20% Developer Fees, 40% DWSRF
SW 10th Street Retrofit (College to Larch)	5005	High	SW 10th from College	Replace water main and services on SW 10th from College to Dead End.	Planned	2024				\$ 236,643.00			\$ 236,643.00	100% Water Capital Reserve Fund.
Birch Ave Water - 2nd to 4th	8009	High	Birch between 2nd & 4th	Replace water main & services	Planned	2024				\$ 140,000.00			\$ 140,000.00	100% Water Capital Reserve Fund.
SE 12th St (Larch to Myra) Water Infrastructure Replacement Project	6039	Medium - Dependent on grant funds.	SE 12th Street from Myra Rd to Larch Ave.	Replacemen water infrastructure under SE 12th St project from Date to Myra Rd.	Planned	2025				\$ 916,113.00			\$ 916,113.00	100% Water Capital Reserve Fund.
Steel (500,000 Gallon) Tower Repaint	8019	High	Water Tank in Public Works Yard	Elevated water tower from 1947 needs to be repainted. Also, pursuing FEMA Resiliency Grant to conduct seismic upgrades,	Planned	2025				\$ 1,200,000.00			\$ 1,200,000.00	50% Water Capital Reserve Fund, 50% FEMA Bric Grant
SE Sky Ave Water Infrastructure Replacement Project	6024	Medium	SE Sky Ave from 12th to SE Scenic View Dr.	Replace water infrastructure below Sky Ave project.	Planned	2026					\$ 140,850.00		\$ 140,850.00	100 % Water Capital Reserve Fund
NE Cedar Ave Water Infrastructure Replacement Project	6007	High - Dependent on Ave funds.	NE Cedar Avenue from "A" to "C" Street	Replace water infrastructure below Cedar Ave project.	Planned	2026					\$ 149,917.00		\$ 149,917.00	100% Legislative Appropriation
Dewey Drive Water	6022	High	Dewey Drive	Replace Water main & services	Planned	2026					\$ 189,783.00		\$ 189,783.00	100% Water Capital Reserve Fund.
West Martin Airfield Area Water Storage Tank	8018	High	Martin Airfield Area	Engineering and development of 500,000 water storage tank to serve far Western region of College Place around Martin Airfield.	Planned	2026					\$ 2,000,000.00		\$ 2,000,000.00	100% Developer Fees
Total: Public Works Department - Water							\$ 3,486,000.00	\$ 350,000.00	\$ 2,617,381.00	\$ 3,876,643.00	\$ 2,116,113.00	\$ 2,480,550.00	\$ 14,926,687.00	
Grand Total: All Capital Facility Projects							\$ 16,265,264.00	\$ 7,496,536.00	\$ 33,631,756.00	\$ 6,007,912.00	\$ 7,245,087.00	\$ 9,308,436.76	\$ 79,954,991.76	

City of College Place: Capital Facility Plan (2021 to 2026) * Many projects subject to availability of grant dollars & future development*														
Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total Project Cost	How is project funded?
Administration/Community Development														
City Hall Flooring Community Development	1016	Medium	City Hall.	Replace carpet with vinyl plank in four offices.	Budgeted	2021	\$ 6,000.00						\$ 6,000.00	Facility Maintenance Reserve (funded by CE)
Cty Hall Sallyport/Former Jail Area Renovation	1008	High	City Hall	Police Sallyport to move to Police Department. Renovate area to additional	Planned	2022		\$ 460,000.00					\$ 460,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Conference Room Furnishings	1013	Medium	City Hall	Replace City Council Conference Room Furnishings	Planned	2022		\$ 20,000.00					\$ 20,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Restroom Renovation	1015	Medium	City Hall	Replace tile, stalls, fixtures, counterlights, paint-two public, three staff.	Planned	2023			\$ 40,000.00				\$ 40,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Exterior Paint	1017	Low	City Hall	Paint exterior & replace gutters.	Planned	2023			\$ 12,000.00				\$ 12,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Parking Lot (East End Improvements)	1014	Low	City Hall	Patch, sealcoat, stripe, move dumpster, remove fence, parking stops, ADA ramp to City Hall. Also finish landscaping around City Hall and PD. Also, underground power to charging stations and remove power pole.	Planned	2024				\$ 80,000.00			\$ 80,000.00	Facility Maintenance Reserve (funded by CE)
Total: Administration/Community Development							\$ 6,000.00	\$ 480,000.00	\$ 52,000.00	\$ 80,000.00	\$ -	\$ -	\$ 618,000.00	
Fire Department														
Regional Fire Training Tower Contribution	2016	High	City of WW	City 1/3 share contribution prorated over five years for replacement fire training tower. Current one isn't safe to do controlled burns in.	Budgeted	2021	\$ 50,300.00	\$ 50,300.00	\$ 50,300.00	\$ 50,300.00	\$ 50,300.00		\$ 251,500.00	Facility Maintenance Reserve (funded by CE)
Replace Exterior Staircase on East Side of Building.	2017	Medium	Fire Station	Replace Exterior Staircase on East side of Building.	Budgeted	2021	\$ 30,000.00						\$ 30,000.00	Facility Maintenance Reserve (funded by CE)
Facility (Fire HVAC)	2002	Medium - ESCO Performance Contracting Potential	Fire Station	Rebuild ext. Loop circulation pump and PM int. loop	Budgeted	2021	\$ 15,000.00						\$ 15,000.00	Facility Maintenance Reserve (funded by CE)
Renovate Dorm Rooms	2018	Medium	Fire Station	Renovate Dorm Rooms.	Planned	2022		\$ 25,000.00					\$ 25,000.00	Facility Maintenance Reserve (funded by CE)
Water Source Heat Pump Replacement	2010	Medium	Fire Station	Replace 9 Carrier Water Source Heat Pumps.	Planned	2022		\$ 90,000.00					\$ 90,000.00	Facility Maintenance Reserve (funded by CE)
Moline Gas Heater Replacement	2011	Medium - ESCO Performance	Fire Station	Replace Moline Gas Heater 75k BTU HR Unit	Planned	2024				\$ 10,000.00			\$ 10,000.00	Facility Maintenance Reserve (funded by CE)
Gas Furnace 75000 BTU HR	2012	Medium - ESCO Performance Contracting Potential	Fire Station	Replace Gas Furnace 7500 BTU HR Carrier Unit.	Planned	2024				\$ 13,450.00			\$ 13,450.00	Facility Maintenance Reserve (funded by CE)
Hot Water Pump 2 HP	2013	Low - ESCO Performance Contracting Potential	Fire Station	Replace Baldor Hot Water Pump 2 HP	Planned	2025					\$ 2,000.00		\$ 2,000.00	Facility Maintenance Reserve (funded by CE)
Total: Fire Department							\$ 95,300.00	\$ 165,300.00	\$ 50,300.00	\$ 73,750.00	\$ 52,300.00	\$ -	\$ 436,950.00	
Police Department														
Police Department: RTU Package 3 Ton Heater/Chiller	3011	Medium - ESCO Performance Contracting	Police Department	Replace 3 Ton RTU Package Unit Heater/Chiller on roof rated "F" on south side of building. North side chiller failed	Budgeted	2021	\$ 15,000.00						\$ 15,000.00	Facility Maintenance Reserve (funded by CE)
Replace 50 Gallon Water Heater	3012	Medium - ESCO Performance Contracting Potential	Police Department	Replace 50 Gallon Water Heater	Planned	2022		\$ 3,000.00					\$ 3,000.00	Facility Maintenance Reserve (funded by CE)

Police Department Renovation	3010	Low	Police Department	Renovate Police Department	Planned	2023			\$ 500,000.00				\$ 500,000.00	Facility Maintenance Reserve (funded by CE)
Total: Police Department							\$ 15,000.00	\$ 3,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 518,000.00	
Public Works Department - Parks														
Lions Park Renovation	4001	High - But dependent upon grant dollars.	Lions Park	Dredge and reconstruct pond and Garrison Creek channel, eliminate point source pollution of storm water facility into pond. Includes irrigation plans.	Budgeted	2018	\$ 2,000,000.00						\$ 2,000,000.00	40% RCO, 40% Reet II, 20% Foundational Support (Sherwood, Blue Mountain, Lions Club, Rotary, Exchange, etc)
12th Street Parklet	4008	Medium	West of 12th & Newgate	Upgrade former Cascade Gas property to include parklet with greenery, benches, and lower fence. Clean up weeds on hillside. *The goal is to complete this project in 2020*	Budgeted	2021	\$ 10,000.00						\$ 10,000.00	\$1500 from Cascade Natural Gas, remainder from REET II
Harvest Meadows Park Improvements	4005	Medium	Harvest Meadows Park	Improvements include a welcome sign and picnic shelter as identified in the 2018 Park Master Plan.	Planned	2022		\$ 25,000.00					\$ 25,000.00	100% REET II Funds
Veterans Park at Homestead	4004	Low	Homestead Ave south of 4th Street	Addition of more play equipment and restroom in Park.	Planned	2022		\$ 60,000.00					\$ 60,000.00	100% Developer Fees
Park Development at McKiernan/Christianson Site	4003	Low	SW of College Ave & Mojonnier St	Per development standards, parkland will need to be donated to City for development. Will cooperate with State RCO, College Place School District, and developer for quality regional park.	Planned	2022		\$ 400,000.00	\$ 1,600,000.00				\$ 2,000,000.00	15% REET 2, 25% RCO, 50% Developer Fees, 10% Collaboration with College Place School District
Total: Public Works Department - Parks							\$ 2,010,000.00	\$ 485,000.00	\$ 1,600,000.00	\$ -	\$ -	\$ -	\$ 4,095,000.00	
Public Works Department - Stormwater														
Outfall Replacement Program	5012	High	801 S. Larch Street	2021 - Outfalls #34 882 Larch, #35 Sentry, #13 Brentwood, #8 110 10th, #34 882 SE Larch 2022 - CIP 48 PW Yard 2023 - CIP 33 Bade and 10th 2024 - CIP 19 769 Songbird 2025 - CIP 26 and 27 221 NE Birch 2026 - CIP 15 and 7 1152 SE Falbo and 25 SE Cedar Band	Budgeted	2021	\$ 100,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00	\$ 40,000.00	\$ 240,000.00	100% Stormwater Utility.
Destito & Earl Ln Stormwater Retrofit	5013	High	NW Destito Ct, NW Earl Ln	Stormwater pipe is crushed at end of Destito Ct which leads to residential flooding. Middle of Earl Ln floods as well. Engineering being done in 2020. Implementation needs to occur immediately.	Budgeted	2021	\$ 30,000.00						\$ 30,000.00	100% Stormwater Utility
SE Birch (4th to 6th)	5006	Medium	SE Birch (4th to 6th)	Stormwater Improvements from 4th to 6th at Birch.	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Stormwater Utility.
SW Bade Avenue (9th to 10th)	5007	Medium	SW Bade from 10th to 11th.	Stormwater improvements along Bade from 9th to 10th.	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Stormwater Utility.
Public Works Yard Stormwater Improvements.	6032	Medium	Middle of block between 4th, 6th, Birch, and Date.	Stormwater improvements at Public Works Yard.	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Stormwater Utility
Street Waste Decant Facility	5003	High - But dependent upon grant dollars.	Public Works Yard	Construction of a street waste decant facility.	Planned	2022		\$ 700,000.00					\$ 700,000.00	75% State Ecology Grant, 25% Stormwater Utility.
SW Mojonnier Rd (College to Clarence)	6022	High	SW Mojonnier (College to Clarence)	Stormwater infrastructure for SW Mojonnier .	Planned	2023			\$ 1,488,675.00				\$ 1,488,675.00	70% Developer Fees, 20% WWV MPO STB Grant, 10% Street Improvement Fund.
SE 12th Street (College to Larch)	6010	High	SE 12th (College to Larch)	Replace storm infrastructure on 12th from College to Larch.	Planned	2023			\$ 628,813.68				\$ 628,813.68	100% Transportation Improvement Board Grant.

SW 10th Street Retrofit (College to Bade)	5005	High	SW 10th from College to Bade.	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	Planned	2024					\$ 219,451.98			\$ 219,451.98	100% Move around money. Hardship money will cover staffing. Move freed up money to this project. (Freed up money via Stormwater Capacity Hardship Grant)
NE Spitzenberg Street Stormwater Retrofit	5008	Low	NE Spitzenberg from Cargill to Tulip Ln	Retrofit to include stormwater infrastructure along Spitzenberg from Cargill to Tulip.	Planned	2024					\$ 75,000.00			\$ 75,000.00	50% Developer Fees ; 50% Stormwater Utility
SE Date Ave (10th to 11th)	5018	Medium	SE Date (10th to 11th)	Stormwater Retrofit on SE Date from 10th to 11th.	Planned	2024					\$ 20,000.00			\$ 20,000.00	100% Stormwater Utility.
SE 12th Street (Larch to Myra)	6039	High	SE 12th (Larch to Myra)	Replace storm infrastructure on 12th from Larch Avenue to Myra.	Planned	2025						\$ 890,068.52		\$ 890,068.52	100% Transportation Improvement Board Grant.
NE Cedar Ave Storm Improvements	6007	High	NE Cedar from A to C Street	Stormwater Improvements along corridor.	Planned	2026							\$ 250,000.00	\$ 250,000.00	100% Hardship Grant Redirect or Legislative Appropriation.
Regional Stormwater Facility	5011	Medium - Dependent on grant dollars.	For Garrison Creek Watershed likely a section of the College Place Wastewater Treatment Plant property.	Construction of a regional stormwater detention facility to serve areas of College Place without proper detention areas. This facility would likely be located on the Wastewater Treatment Plant property and would act as the primary detention for sections of College Place that feed into the Garrison Creek Watershed. Revized pricing is from the Regional Stormwater Facility Technical Memo by Parametrix from October 2019. Work will begin in 2026. Total cost is around \$6 million with construction estimated to begin in 2026.	Planned	2026							\$ 3,000,000.00	\$ 3,000,000.00	25% Stormwater Utility, 25% Developer Impact Fees, 50% State Ecology Grant or Legislative Appropriation
Total: Public Works Department - Stormwater							\$ 130,000.00	\$ 780,000.00	\$ 2,137,488.68	\$ 334,451.98	\$ 930,068.52	\$ 3,290,000.00	\$ 7,602,009.18		
Public Works Department - Streets															
4Bikes Project (Fourth - College to Academy, Academy - Whitman to 4th)	6029	High - Obtained TIB Complete Street Grant	4th - College Avenue to Academy Way Academy Way - 4th Street to Whitman Drive.	Continuance of cycle track on Fourth Street from Davis Street to College Avenue. Pedestrian streetlamps every 200 feet: Fourth St - College Avenue to Academy Way, Academy Way - Whitman Drive to Fourth Street.	Budgeted	2021	\$ 600,000.00							\$ 600,000.00	Awarded Transportation Improvement Board Complete Street Grant (\$500,000). Remaining funds from Street Improvement Fund. Project to be tracked in the Economic Development Fund 330.
SE Meadowbrook Grind and Overlay	6027	High - But dependent upon grant dollars.	SE Meadowbrook between Lamperti and SR 125.	Grind and overlay SE Meadowbrook between Lamperti and SR 125 and Lamperti from Larch to College Ave. This project is dependent on a grant from th Transportation Improvement Board.	Budgeted	2021	\$ 313,560.00							\$ 313,560.00	TIB funding 90% of work through street resurfacing grant.
Installation of stop signs at Whitman/Larch.	6044	High - Developer Contribution	Whitman Drive & Larch	Installation of solar flashing stop signs on Larch at Whitman Intersection.	Budgeted	2021	\$ 10,000.00							\$ 10,000.00	100% Villages at Fort WW Developer Contribution

Safewalk College Place	6048	High - 2021 / Medium - 2022, 2024, and 2026	- Bade:5th to 6th - Bade:7th to 10th - Davis: Whitman to 3rd - 12th:College to Bade. - 2022 2nd and 8th 2024 B Street 2026 1st and 3rd between Academy and Davis	Install six-foot wide sidewalk on one side of road. Dependent on obtaining a Community Development Block Grant: General Purpose.	Budgeted for 2021 Iteration, Grant Dependent for Future Years	2021	\$ 339,530.00	\$ 500,000.00		\$ 400,000.00		\$ 600,000.00	\$ 1,839,530.00	100% CDBG General Purpose Grant Funds and easement donation from Walla Walla University. Fund 309
Crosswalk Improvements in front of CP Post Office	6058	Medium	500 S. College Avenue	Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.	Planned	2021	\$ 90,000.00						\$ 90,000.00	Trying to pursue WSDOT Ped Grant. May go to MPO for funds. Likely 25% local match from Street Fund.
Chipseal Program	6018	Medium	- 2021: Highland Park & Davin Dr - 2022: Sunset Villa &53:53Cedar Bend subdivisions - 2023: 8th (College to Date), 10th (Birch to Date), Newgate (12th to Scenicview), and ScenicView (Mockingbird to Commercial) - 2024: Bade (4th to 12), 13th (College to 12th) - 2025: Sherburne Estates & Puff Ln - 2026: Deccio Rd	Planned annual chip seal program for 2021.	Budgeted	2021	\$ 41,777.00	\$ 44,907.00	\$ 26,124.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 262,808.00	100% REET 1 Fund
Block Resurfacing Program	6059	Medium	- 2021: Mockingbird (Dove to Eagle Ln) - 2022: Cotter Pl (12th to Dead End - 2023: 6th (Davis to Evans) - 2024: Elm Ave (5th to Dead End) - 2025: 5th St (Bade to Dead End) - 2026: Bade (4th to 6th)	Resurface a block of deteriorated roadway every other year. Provides a ten year fix.	Budgeted	2021	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 195,000.00	100% REET 1 Fund
CP Downtown Parking Lot Project	6059	Low	Center of Block bordered by 8th, 6th, College, and Bade.	Construct parking lot to encourage a dense mixed-use downtown that is walkable.	Planned	2021	\$ 200,000.00	\$ 300,000.00					\$ 500,000.00	100 % Going after USDA Economic Development Grant Funds.
Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	6036	Low - Dependent on future development.	Mojonnier Rd from Grandview to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. Engineering (2021 to 2022 with MPO STP Grant Money) Construction in 2023.	Planned	2021	\$ 711,000.00		\$ 4,168,290.00				\$ 4,879,290.00	70% Developer Fees, 20% MPO STP Funds , 10% Street Improvement Fund.

Pedestrian signalization at Myra Rd & Garrison Village Way	6054	Low - Dependent on WSDOT Grant and Developers	Myra Rd at Garrison Village Way	Pedestrian crossing beacon with pedestrian refuge island so folks can get to Fort Walla Walla.	Planned	2022		\$ 546,000.00					\$ 546,000.00	Likely Scenario: 20% City of WW, 20% City of CP Street Fund, 30% Developer Contrib, 30% State Grant
Birch St (4th to 6th)	5004	Medium	Birch Street from 4th to 6th.	Reconstruct Birch Street from 4th to 6th.	Planned	2022		\$ 150,000.00					\$ 150,000.00	100% Street Improvement Fund
Stone Creek Development Intersection Signalization on College Ave by CPHS	6035	Medium - Dependent on future development.	College Avenue, south side of College Place High School.	Installation of signals at College Ave and arterial for the Stone Creek Development.	Planned	2022		\$ 365,170.00					\$ 365,170.00	This will be primarily funded by development impact fees. 25% city match likely through Street Fund.
Stone Creek Development Intersection Signalization II on College Avenue by CPHS	6059	Medium - Dependent on future development.	College Avenue, near CPHS	Installation of signals.	Planned	2022		\$ 365,170.00					\$ 365,170.00	This will be primarily funded by development impact fees. 25% local match likely through Street Fund.
9th Street	6044	Medium - Dependent on CDBG Grant Funds.	9th (College Ave to Alleyway)	Convert gravel road to pavement with curb and gutter.	Planned	2022		\$ 500,000.00					\$ 500,000.00	100 % Street Improvement Fund via CDBG - General Purpose Grant, LID, or State Grant.
Vintage Gas HeaterReplacement at Public Works Yard.	6050	Medium - Energy Savings ESCO	Public Works Yard	Replace vintage gas heater.	Planned	2022		\$ 21,989.00					\$ 21,989.00	100% Facility Maintenance Fund.
Heat Pump at Public Works Shop	6056	Medium	Public Works Yard	Replace Heat Pump	Planned	2022		\$ 20,000.00					\$ 20,000.00	100% Facility Maintenance Fund.
Public Works Yard Upgrade	6032	Medium	218 SE 4th St	Upgrade Public Works Yard. New pavement between buildings and gas pumps. General renovation work.	Planned	2022		\$ 400,000.00					\$ 400,000.00	100% Facility Reserve Fund.
Rose Street Lighting	6014	Low	Rose Street from College Ave to Lambert Ave	Rose Ornamental Pedestrian Street Lights	Planned	2023			\$ 350,000.00				\$ 350,000.00	100% Transportation Improvement Board Complete Street Grant.
SE 12th Street (College to Larch)	6010	High - Dependent on grant funds.	SE 12th Street from College to Larch	Street grind and overlay with water and sewer improvements on SE 12th Street from College to Larch.	Planned.	2023			\$ 2,229,430.32				\$ 2,229,430.32	90% TIB or MPO Funding, 10% Street Improvement Fund.
12th & Larch Intersection	6011	Medium	The 12th and Larch Avenue intersection.	Identify, design and construct preferred intersection configuration.	Planned.	2023			\$ 1,600,000.00				\$ 1,600,000.00	50 % Local (City) funds from Street Improvement Fund (funded by the street fund) with 50% WSDOT or MPO Grant.
SW 10th Street Retrofit (College to Bade)	5005	High	SW 10th from College to Bade.	Reconstruction of 10th from College to Dead End.	Planned	2024				\$ 778,057.02			\$ 778,057.02	100% Stormwater Utility via offset from Stormwater Capacity Grant. .
Birch St (2nd to 4th)	6045	Medium	Birch Street from 2nd to 4th.	Reconstruct Birch Street from 2nd to 4th to include curb and gutter.	Planned	2024				\$ 100,000.00			\$ 100,000.00	100% Street Improvement Fund/REET.
SE 12th Street (Larch to Myra)	6039	Dependent on grant funds.	SE 12th Street from Larch to Myra Rd.	Reconstruction of 12th Street from Myra Rd to Larch Ave.	Planned	2025					\$ 3,155,697.48		\$ 3,155,697.48	90% TIB or MPO Funding, 10% Street Improvement Fund.
Larch & Whitman Intersection	6015	Medium	Larch & Whitman Intersection	Intersections need to be improved for safe traffic.	Planned	2025					\$ 304,163.00		\$ 304,163.00	40% Developer Impact Fees, 40% CERB Construction Grant, 20% Street Improvement Fund
SE Sky Ave (12th to Scenic View)	6024	Medium	SE Sky Ave from 12th Street to Scenic View Drive.	Corridor reconstruction on SE Sky Ave from 12th Street to Scenic View Drive to include streets, sidewalks, water and sewer improvements.	Planned	2026						\$ 502,580.00	\$ 502,580.00	100% Street Improvement Fund (funded by the Street Fund), REET, Water Capital Reserve Fund, Wastewater Capital Reserve Fund
NE Cedar Avenue ("A" to "C" Street)	6007	Medium	NE Cedar Avenue from "A" to "C" Street	Resurface Cedar Avenue	Planned	2026						\$ 358,520.76	\$ 358,520.76	100% Legislative Appropriation
SE Dewey Dr	6022	Medium	SE Dewey Drive.	Full street and sidewalk reconstruction on Dewey Drive to include water and sewer improvements.	Planned.	2026						\$ 678,483.00	\$ 678,483.00	100% Street Improvement Fund

		Low - Dependent on future development.	Whitman Drive & Maple Ave	Reconstruct roadway from Academy Way to Martin Airfield to Arterial Standards	Planned	2026								\$ 971,654.00	\$ 971,654.00	50% Developer Fees; 50% State TIB or Public Works Trust Fund Grants
Whitman Dr Multiuse Path Completion	4007	Low	Whitman Drive between Evans and Academy.	Assemble right of way to complete gap in multi-use path between Evans and Academy Way.	Planned	2026								\$ 80,000.00	\$ 80,000.00	100% MPO STP Funds and/or State RCO
Total: Public Works Department - Streets							\$ 2,335,867.00	\$ 3,243,236.00	\$ 8,403,844.32	\$ 1,363,057.02	\$ 3,544,860.48	\$ 3,276,237.76	\$ 22,167,102.58			
Public Works Department - Wastewater																
WWTP Improvements - Implementation Phase 1:	7004	High - Mandated by our Wastewater Permit, also dependent on grants.	WWTP - 501 Owens Rd	WWTP Wastewater Treatment Plant Improvements: - 2022: Headworks \$1,740,000 - 2022: Rearation and Cooling: \$150,000 - 2023: Land Treatment: \$17.9 Million	Budgeted	2018	\$ 500,000.00	\$ 1,890,000.00	\$ 17,900,000.00					\$ 20,290,000.00		20% Wastewater Capital Reserve; 40% Department of Ecology Grant/Loan; 40% Legislative Appropriation.
Southwest College Place Trunkline and Lift Station	7008	High	SW Lamperti/College Ave	Contribution to construct new lift station and trunk line better serving Southwest College Place. Expecting about \$250,000 remaining in Engineering Costs. Remainder covered by Private Developer/LID/etc.	Budgeted	2018	\$ 7,587,097.00							\$ 7,587,097.00		5.3% Port .09 Grant, 65.9% USDA RD, 15.8% Ecology Funds, 13% City WW Funds
Neighborhood Sewer Lining	7016	High	Across Community.	Line sewer to maintain structural integrity. - 2021: SE 12th & Broadway Lining - 2022: SE Birch (4th to 6th) Lining - 2023: Rose/C/Ash Lining - 2024: SE 10th & Bade Lining/College & B - 2025: Alley of 8th & 9th/Cotter &11th - 2026: Dewey Drive	Budgeted	2018	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 900,000.00			100% Wastewater Capital Reserve Fund.
12th Street Wastewater Replacement Project	6010	Medium	12th Street from College to Larch.	Wastewater replacement project below 12th Street project.	Planned	2023			\$ 270,742.00				\$ 270,742.00			100% Wastewater Capital Reserve Fund.
NE Cedar Ave Wastewater Replacement Project	6007	High - Dependent on grant funds.	Cedar Ave from C to A Streets	Line Sewer of NE Cedar Avenue from A to C Street.	Planned	2024				\$ 80,010.00			\$ 80,010.00			100% Legislative Appropriation
12th Street Wastewater Replacement Project (Date to Myra)	6039	Medium	12th Street from Myra Rd to Larch St	Wastewater Replacement Project under 12th Street project.	Planned.	2025					\$ 401,745.00		\$ 401,745.00			100% Wastewater Capital Reserve Fund.
Sky Ave Wastewater Replacement Project	6024	Medium	Sky Ave from 12th to ScenicView	Wastewater replacement project below Sky Ave project.	Planned	2026						\$ 61,649.00	\$ 61,649.00			100% Wastewater Capital Reserve Fund.
Total: Public Works Department - Wastewater							\$ 8,187,097.00	\$ 1,990,000.00	\$ 18,270,742.00	\$ 280,010.00	\$ 601,745.00	\$ 261,649.00	\$ 29,591,243.00			
Public Works Department - Water																
Well No. 2 Relocation	8001	High	Whitman Drive & Maple Ave	Reconstruction of new well shaft and well-house and installation of pump, motor, controls, and appurtenant equipment and facilities to replace Well No. 2; decommissioning of existing Well No. 2. The goal is to have this well operational by end of Summer 2021. High end estimate is by Paul Cross at RH2	Budgeted	2017	\$ 2,986,000.00						\$ 2,986,000.00			State Legislative Appropriation and 20-year, 1%, 50% forgiveable DWSRF Loan
Sky & 12 Water Main Replacements	8007	Medium	Sky Avenue and Alley of 12th & Mt View	Replace existing steel water main and services	Budgeted	2020	\$ 200,000.00						\$ 200,000.00			100% Water Capital Fund

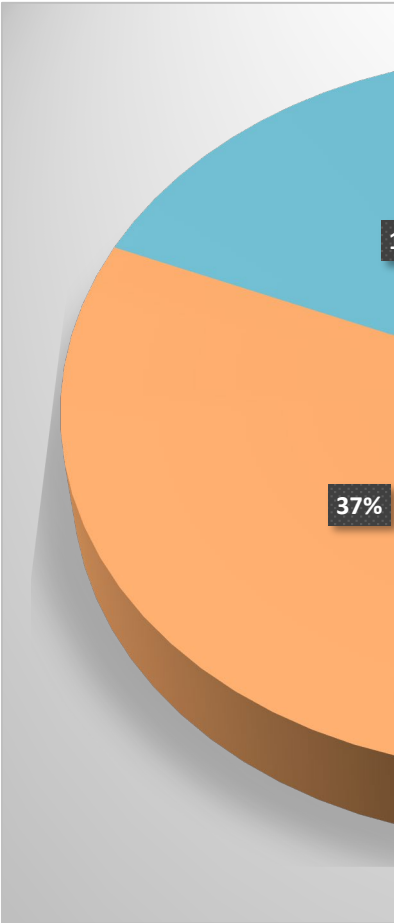
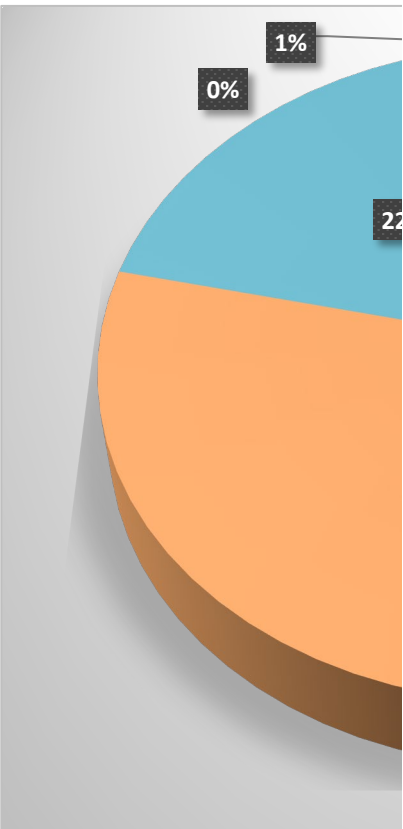
Whitman Maple Solar Array	8019	Low	Whitman & Maple Drive	The City will continue to look for grant funding to construct a solar array adjacent to Well #6. We will only pursue this project if it is grant funded.	Planned	2021	\$ 300,000.00						\$ 300,000.00	100% either Pacific Power Blue Sky, CREA, or State Department of Commerce Funding
SW region Water Storage Tank	8016	High	Around Stone Creek	Engineering and development of 500,000 water storage tank to serve Southwest region of town.	Planned	2022		\$ 200,000.00	\$ 2,000,000.00				\$ 2,200,000.00	30% Water Capital Reserve Fund, 70% Developer Fees
6th St Water - College to Date	8011	High	6th between College	Replace water main and services	Planned	2022		\$ 150,000.00					\$ 150,000.00	100% Water Capital Reserve Fund.
SE 12th St (College to Larch) Water Infrastructure Replacement Project	6010	Medium - Dependent on Grant Funds	SE 12th Street from College to Larch Ave.	Replace water infrastructure under SE 12th St project.	Planned	2023			\$ 617,381.00				\$ 617,381.00	100% Water Capital Reserve Fund.
Well #7 Development	8017	High	Southwest College Place.	Develop a fourth well to depend on.	Planned	2024				\$ 3,500,000.00			\$ 3,500,000.00	20% Water Capital Reserve Fund, 20% Legislative Appropriation, 20% Developer Fees, 40% DWSRF
SW 10th Street Retrofit (College to Larch)	5005	High	SW 10th from College	Replace water main and services on SW 10th from College to Dead End.	Planned	2024				\$ 236,643.00			\$ 236,643.00	100% Water Capital Reserve Fund.
Birch Ave Water - 2nd to 4th	8009	High	Birch between 2nd & 4th	Replace water main & services	Planned	2024				\$ 140,000.00			\$ 140,000.00	100% Water Capital Reserve Fund.
SE 12th St (Larch to Myra) Water Infrastructure Replacement Project	6039	Medium - Dependent on grant funds.	SE 12th Street from Myra Rd to Larch Ave.	Replacemen water infrastructure under SE 12th St project from Date to Myra Rd.	Planned	2025				\$ 916,113.00			\$ 916,113.00	100% Water Capital Reserve Fund.
Steel (500,000 Gallon) Tower Repaint	8019	High	Water Tank in Public Works Yard	Elevated water tower from 1947 needs to be repainted. Also, pursuing FEMA Resiliency Grant to conduct seismic upgrades,	Planned	2025				\$ 1,200,000.00			\$ 1,200,000.00	50% Water Capital Reserve Fund, 50% FEMA Bric Grant
SE Sky Ave Water Infrastructure Replacement Project	6024	Medium	SE Sky Ave from 12th to SE Scenic View Dr.	Replace water infrastructure below Sky Ave project.	Planned	2026					\$ 140,850.00		\$ 140,850.00	100 % Water Capital Reserve Fund
NE Cedar Ave Water Infrastructure Replacement Project	6007	High - Dependent on Ave funds.	NE Cedar Avenue from "A" to "C" Street	Replace water infrastructure below Cedar Ave project.	Planned	2026					\$ 149,917.00		\$ 149,917.00	100% Legislative Appropriation
Dewey Drive Water	6022	High	Dewey Drive	Replace Water main & services	Planned	2026					\$ 189,783.00		\$ 189,783.00	100% Water Capital Reserve Fund.
West Martin Airfield Area Water Storage Tank	8018	High	Martin Airfield Area	Engineering and development of 500,000 water storage tank to serve far Western region of College Place around Martin Airfield.	Planned	2026					\$ 2,000,000.00		\$ 2,000,000.00	100% Developer Fees
Total: Public Works Department - Water							\$ 3,486,000.00	\$ 350,000.00	\$ 2,617,381.00	\$ 3,876,643.00	\$ 2,116,113.00	\$ 2,480,550.00	\$ 14,926,687.00	
Grand Total: All Capital Facility Projects							\$ 16,265,264.00	\$ 7,496,536.00	\$ 33,631,756.00	\$ 6,007,912.00	\$ 7,245,087.00	\$ 9,308,436.76	\$ 79,954,991.76	

Capital Facility Plan: FY 2021	
Department	Expense
Admin/ComDev	\$ 6,000.00
Fire	\$ 95,300.00
Police	\$ 15,000.00
Parks	\$ 2,010,000.00
Storm	\$ 130,000.00
Streets	\$ 2,335,867.00
Wastewater	\$ 8,187,097.00
Water	\$ 3,486,000.00
Total	\$ 16,265,264.00

Capital Facility Plan: FY 2021 to 2026	
Department	Expense
Admin/ComDev	\$ 618,000.00
Fire	\$ 436,950.00
Police	\$ 518,000.00
Parks	\$ 4,095,000.00
Storm	\$ 7,602,009.18
Streets	\$ 22,167,102.50
Wastewater	\$ 29,591,243.00
Water	\$ 14,926,687.00
Total	\$ 79,954,991.76

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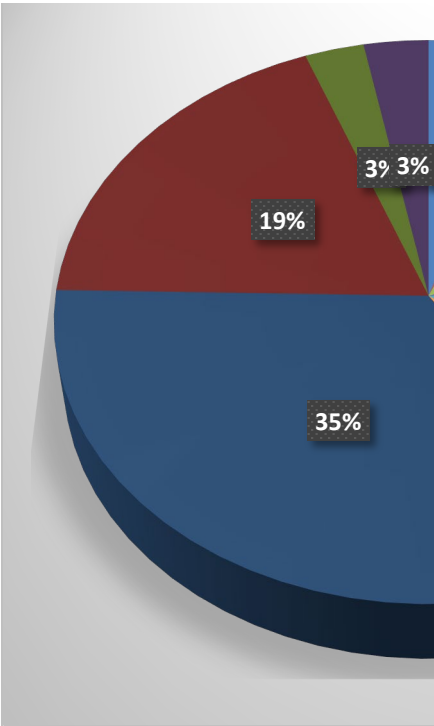
Revenue Projection: FY 2021 to 2026	
Revenue Type	Total
Connection Charge	\$ 4,047,755.00
Lease Revenue	\$ 1,140,720.00
Developer Contr	\$ 10,498,988.41
Revenue Bonds	\$ 4,000,000.00
Loans	\$ 7,954,987.20
GO Bonds	\$ 4,907,555.40
Grants	\$ 27,931,891.30
Utility Rate-Funds	\$ 15,112,285.23
REET	\$ 2,240,928.00
Local Funds: Other	\$ 2,450,300.00
Total	\$ 79,954,991.76

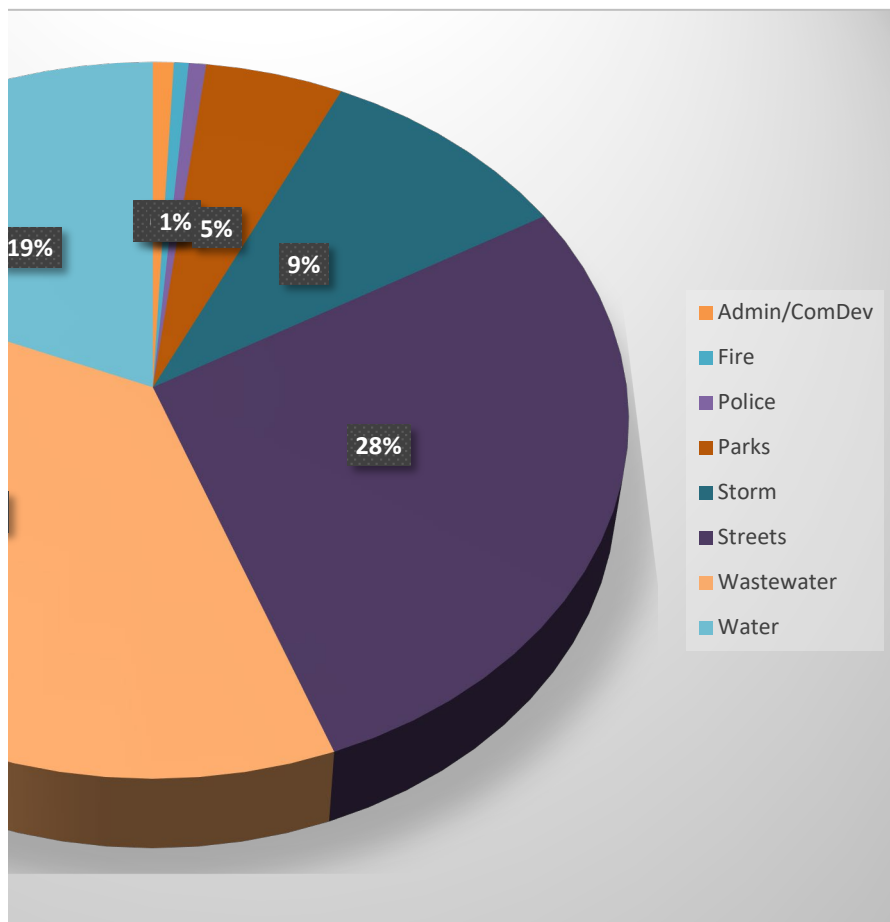
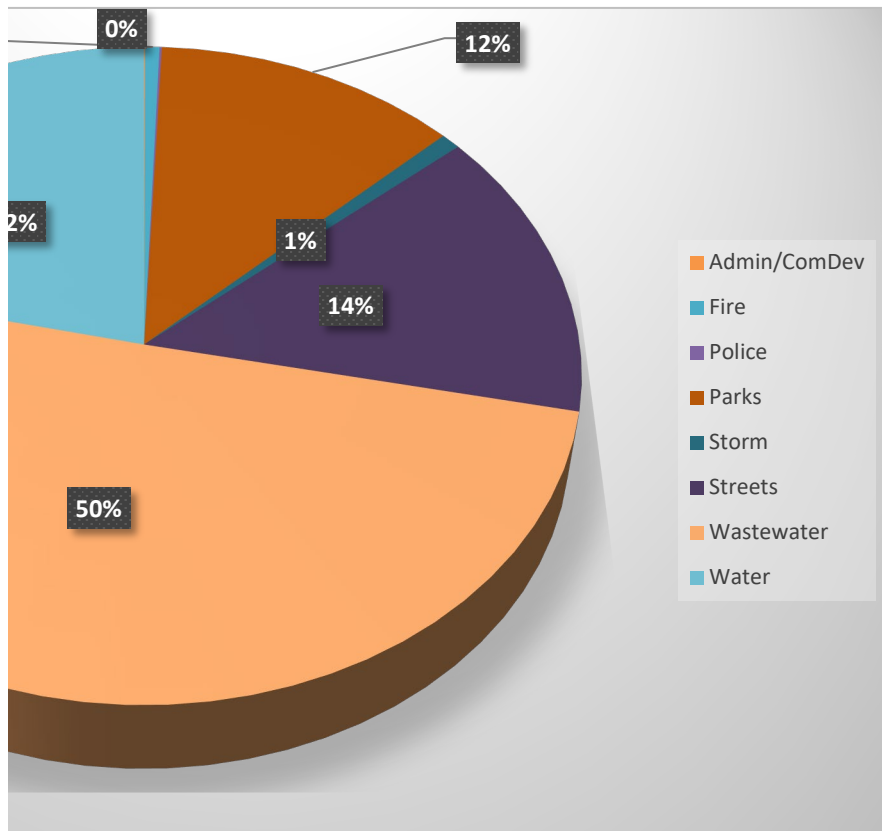
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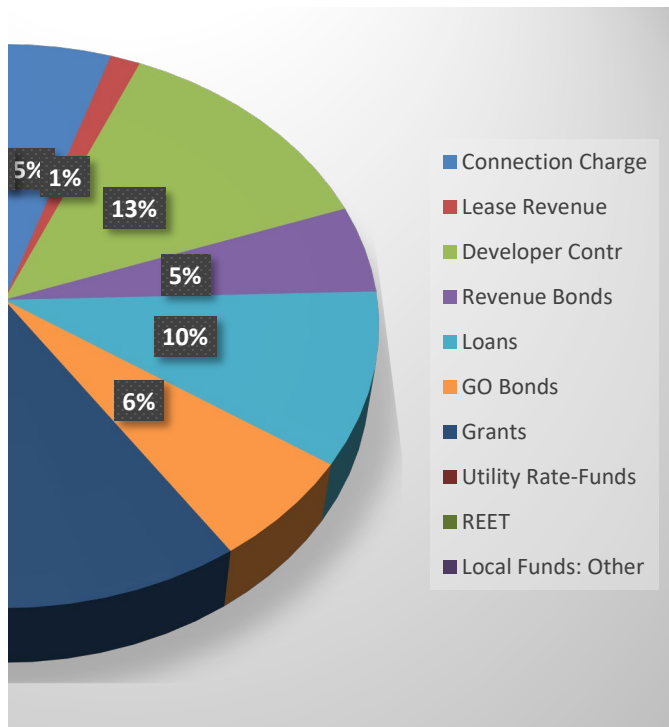
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Capital Facility Projects Completed in FY 2020

Project	Type	Description	Cost
City Hall LED Light Conversion	Administration	Replace old sodium lighting with LED's	\$15,000.00
Admin/Finance Flooring Replacement	Administration	Replace old carpeting with flooring in Admin/Finance side of City Hall	\$10,000.00
ADA Compliant Front Door Automatic Openers	Administration	Automatic Door Openers for City Hall.	\$6,000.00
Balance Thermostats	Administration	Balance & replace thermostats so HVAC works properly.	\$10,000.00
Replace City Hall Exhaust Fans	Administration	Replace exhaust fans.	\$6,000.00
Replace City Hall Windows - Finance & East Side	Administration	Replace windows for east side of the City Hall facility.	\$12,000.00
Water Softener	Fire	Water Softener	\$ 15,000.00
Fire Shower Replacement	Fire	Shower replacements.	\$ 30,000.00
Replace Electric Gate	Police	Replace failing electric gate.	\$ 10,000.00
PD Carport/Storage Project	Police	Construct carport/storage area adjacent to outside PD car parking area.	\$ 110,000.00
SE 10th Street Retrofit (Birch to College)	Storm	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	\$ 200,000.00
Earl/Destito Storm Outfall Work	Storm	Engineering fix for flooding issues on Earl and Destito.	\$ 40,000.00
SE Lamperti Street Resurfacing	Streets	Resurface SE Lamperti from SE Larch to College.	\$ 323,000.00
FY 2020 Chipseal Program	Streets	Planned annual chip seal for 2020	\$ 41,000.00
Myra Rd Rock	Streets	Replace wood chips with rock along Myra Rd.	\$ 40,000.00

NE Evans Rd Resurface	Streets	Resurface NW Evans from Whitman to Earl.	\$ 24,400.00
Electric Vehicle Charging Stations	Streets	Installation of grant funded charger at City Hall.	\$ 48,831.30
Poplar Tree Removal	Wastewater	Wrap up removal of Poplar Trees at WTP	\$ 100,000.00
Scenic View/Mountainview Hill Sewer Lining Project.	Wastewater	Sewer Lining	\$ 280,000.00
Well No. 1 Replacement	Water	Finish Replacement of Well No. 1	\$ 2,675,494.00
Total			\$3,996,725.30

Proposals	Grader 1	Grader 2	Grader 3	Grader 4	Grader 5	Grader 6	Grader 7	Grader 8 (Only Needed in Case of Tie)	Total	Out of
Autumn Uhrig	95	90	68	76	100	96	100	99	625	700
"Farmers Market" by Ellen Heath	100	95	84	90	94	63	98	100	624	700
Dale Hom	82	100	98	69	95	76	98	94	618	700
Samara Clay	87	90	79	79	76	90	95	96	596	700
"In the Shadows" by Laurie Nichols	84	70	98	73	81	70	93	92	569	700
Joanne Maclean	71	90	92	63	86	52	94	98	548	700
Lorna Barth	72	95	35	84	93	78	85	79	542	700
Lindsey Tebeck	56	70	94	96	89	30	100	79	535	700
Novaille Whitney	81	90	95	65	64	49	90	86	534	700

City of College Place
Public Art Contract

This Agreement is between The City of College Place (City) (address) and (Artist) _____, (Address). The agreement is for the artist to produce a work of art based on specifications and timelines detailed in this contract. The artwork will be digitally reproduced and installed on one of eight traffic utility boxes located on College Avenue, College Place, Washington

AGREEMENT

1. SCOPE OF ARTIST SERVICES

Artist agrees to create a 2 dimension work of art ("the Work") to be digitally reproduced by the Contractor for installation on a traffic utility box on College Avenue in downtown College Place.

The Work must conform to the following dimensions: 30" x 64" x 5 8 ½"

The City will work with the company that digitally reproduces the image and the artist agrees that there may need to be adjustments to the image to allow it to fit to the traffic utility box. The contractor will endeavor to stay as true to the image as possible as these adjustments are made.

Location of Work: The City will have full discretion to choose the location of each Work.

2. COMPENSATION

The agreed upon fee to the Artist is \$350. Upon signing of this agreement by all parties involved, the Artist agrees to produce the Work according to his or her approved proposal. The fee will be paid in the following manner:

\$350 upon completion, submission, and acceptance of the final Work. Payment will come from P1FCU who is the sponsor of this competition.

The fee includes just the production of the original work and the City is responsible for the digital reproduction and installation on the traffic utility box.

3. COMPLETION DATE

The Artist agrees to complete and submit the Work by _____.

4. INDEPENDENT CONTRACTOR STATUS

The Artist is engaged as an independent contractor and will be responsible for any federal, state and local taxes and fees applicable to payments.

5. OWNERSHIP/COPYRIGHT/REPRODUCTION/RESALE/DEACCESSION

The Work created under this agreement shall be the property of the City of College Place. The Artist shall deliver a bill of sale or other appropriate evidence of transfer to College Place upon final payment of the Artist's fee.

COPYRIGHT - The Artist shall retain copyright and shall make "no exact duplications to full scale of the Work. Copyright shall not be transferred absent a written agreement signed by the artist.

REPRODUCTIONS - The Artist shall allow The City of College Place to make and authorize the making of photographs and other two-dimensional reproductions of the Work for education, public relations, arts promotional and other limited commercial purposes. On any such reproductions, the City will acknowledge the Artist's authorship and provide copyright notification in compliance with the U.S. copyright law.

CREDITS - The Artist agrees that photographic reproductions of the work made by Artist for publicity purposes shall refer to the fact that the Work is installed at the site in the City's Public Art Collection.

RESALE - The Work may not be sold.

DEACCESSION - The City can consider deaccession of an artwork if there is a change to the configuration of utility boxes, the work becomes damaged or in a condition such that it cannot reasonably be returned to like new condition, if there is a change to public art project, or for any other reason.

6. WARRANTY, LOSS OR DAMAGE

Artist warrants that the work is and will be the original product of Artist's own creative efforts. This shall not, however preclude Artist from subcontracting certain processes in the creation of the Work.

Artist shall assume all risk of loss or damage to the Work prior to completion and delivery. The City shall assume all risk of loss or damage to the Work after acceptance of the Work, provided such loss or damage is not the fault of the Artist.

6. MAINTENANCE

The City, as the City deems reasonably necessary shall be responsible for the proper cleaning, maintenance and protection of the Work after installation.

7. INDEMNIFICATION

The City assumes all risk and responsibility, and releases and indemnifies Artist from all claims and liability for any injuries and/or property damage that may be sustained by any person or entity, arising out of or in any way connected with the Work during the period that the Work is owned, in possession, or under

City's control. Except that, such indemnification shall not be required of the City for injuries, damage or death caused by the Artist.

8. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement of the parties with respect to the subject matter of this Agreement, and supersedes and replaces any prior written or oral agreements, or understandings between the parties. No waiver or modification hereof shall be valid unless in writing and signed by both parties.

9. GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. The venue for any action commenced under this agreement shall be exclusively in College Place, Walla Walla County, Washington.

10. ARBITRATION

Any dispute between the parties, including but not limited to disputes arising out of this Agreement, shall, upon written notice, be submitted to binding arbitration pursuant to Washington law by a professional arbitration service acceptable to the parties. Unless otherwise agree, the arbitration shall be conducted in College Place, Washington. If the parties are able to agree on an arbitrator or an arbitration service within 15 days from receipt of written notice, the dispute shall be submitted to the presiding court judge for the County of Walla Walla. The parties agree that all facts and other information relating to any arbitration arising under this Agreement shall be kept confidential to the fullest extent permitted by law.

11. ATTORNEY'S FEES

In the event of arbitration or litigation arising out of, or in any way related to any term set forth in the Agreement, the prevailing party, in addition to any other relief awarded, shall be entitled to recover its reasonable attorney's fees and court costs at arbitration, trial and/or on appeal.

SIGNATURES

ARTIST

Name:

Address:

Phone:

Email:

Signature: _____

Date: _____

CITY OF COLLEGE PLACE

Name:

Title:

Signature: _____

Date: _____

P1FCU

Name: _____

Title: _____

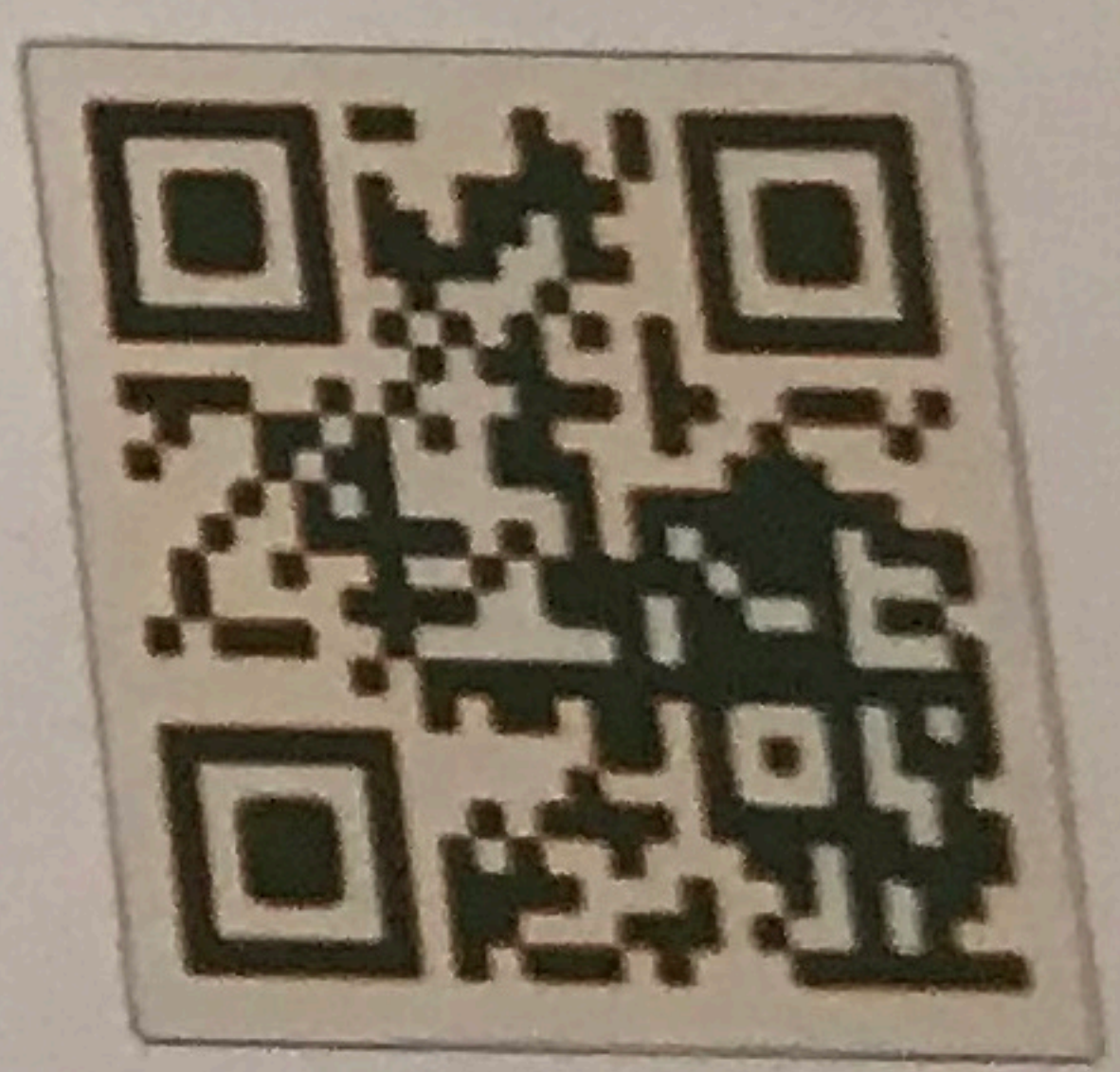
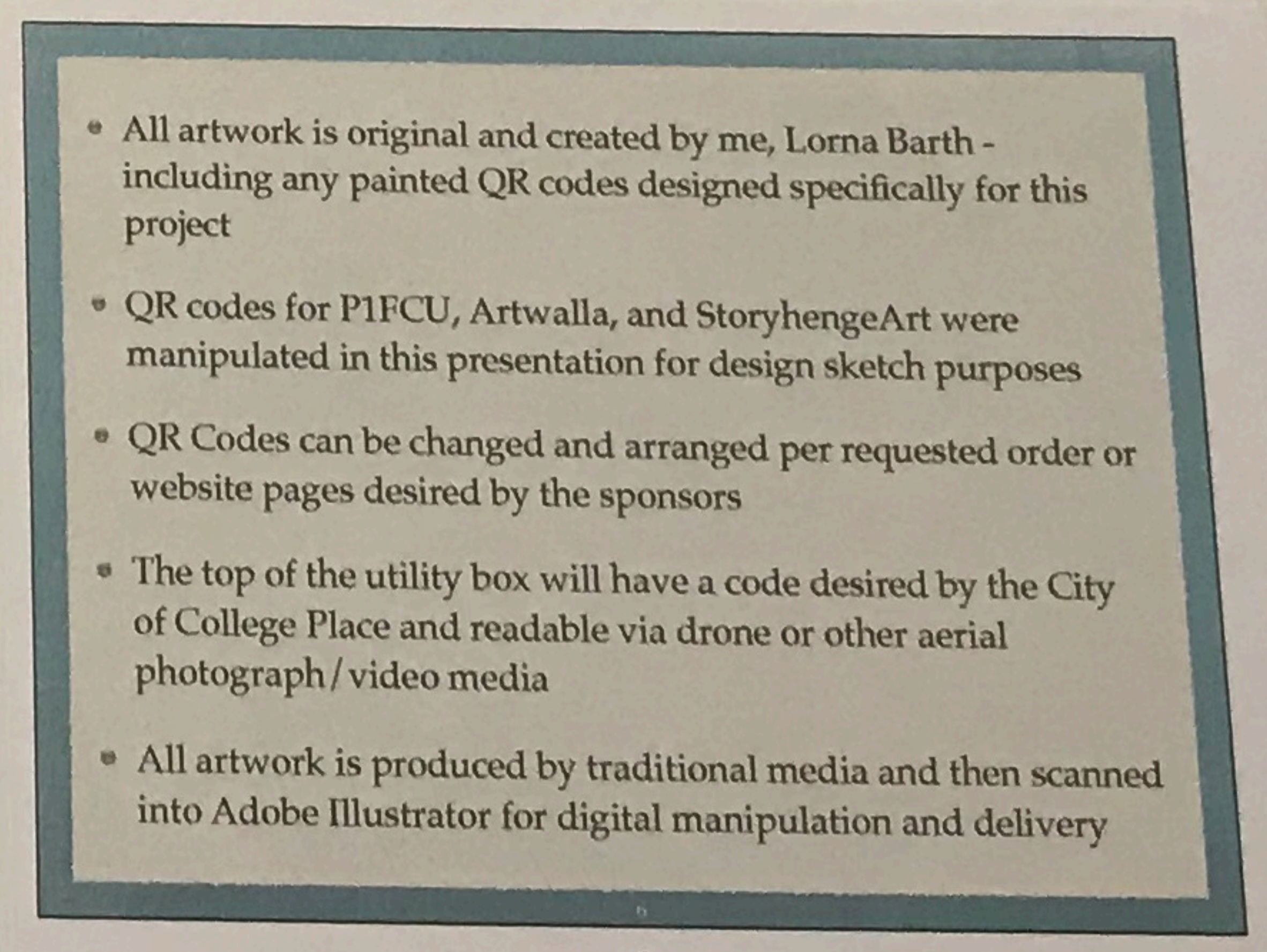
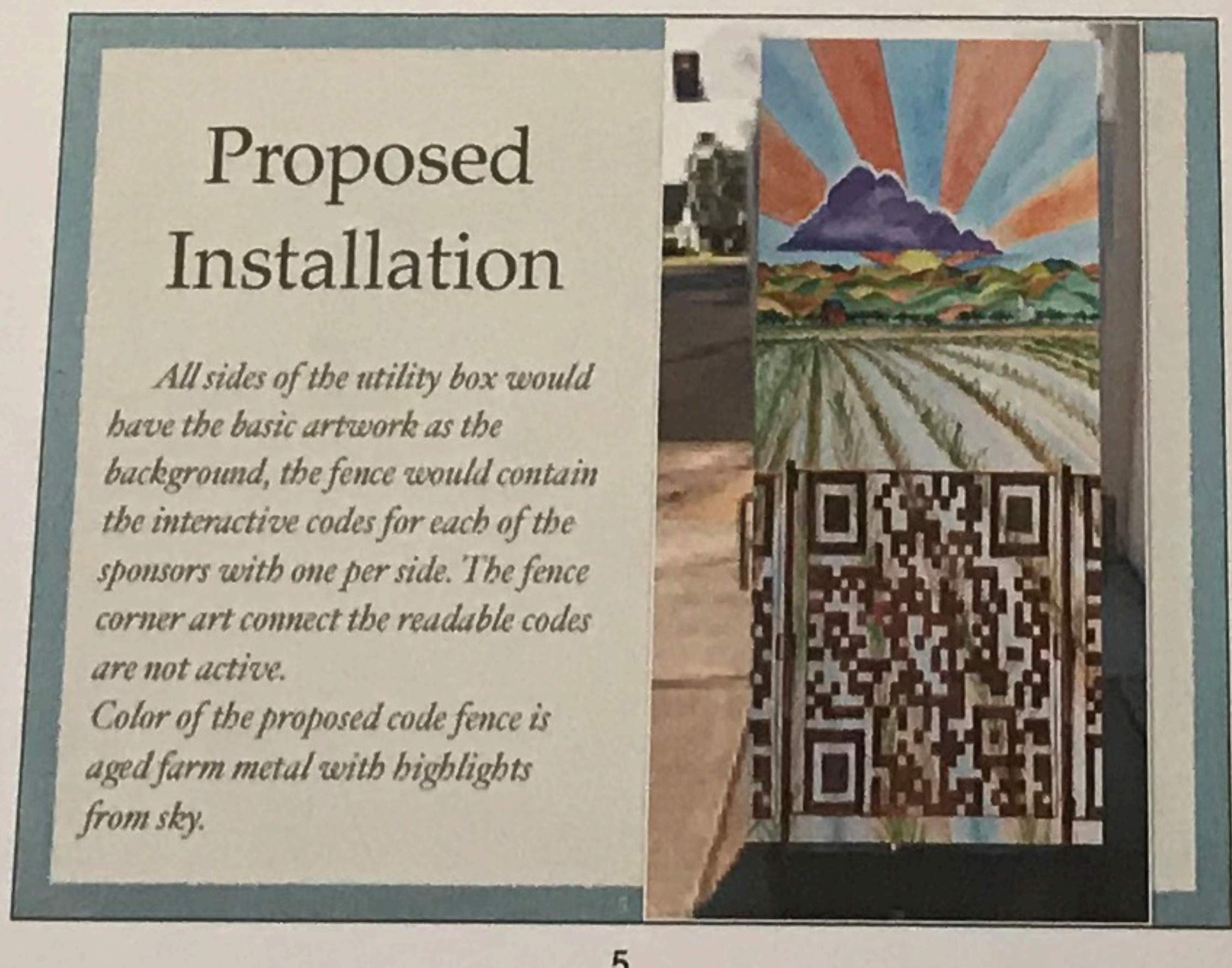
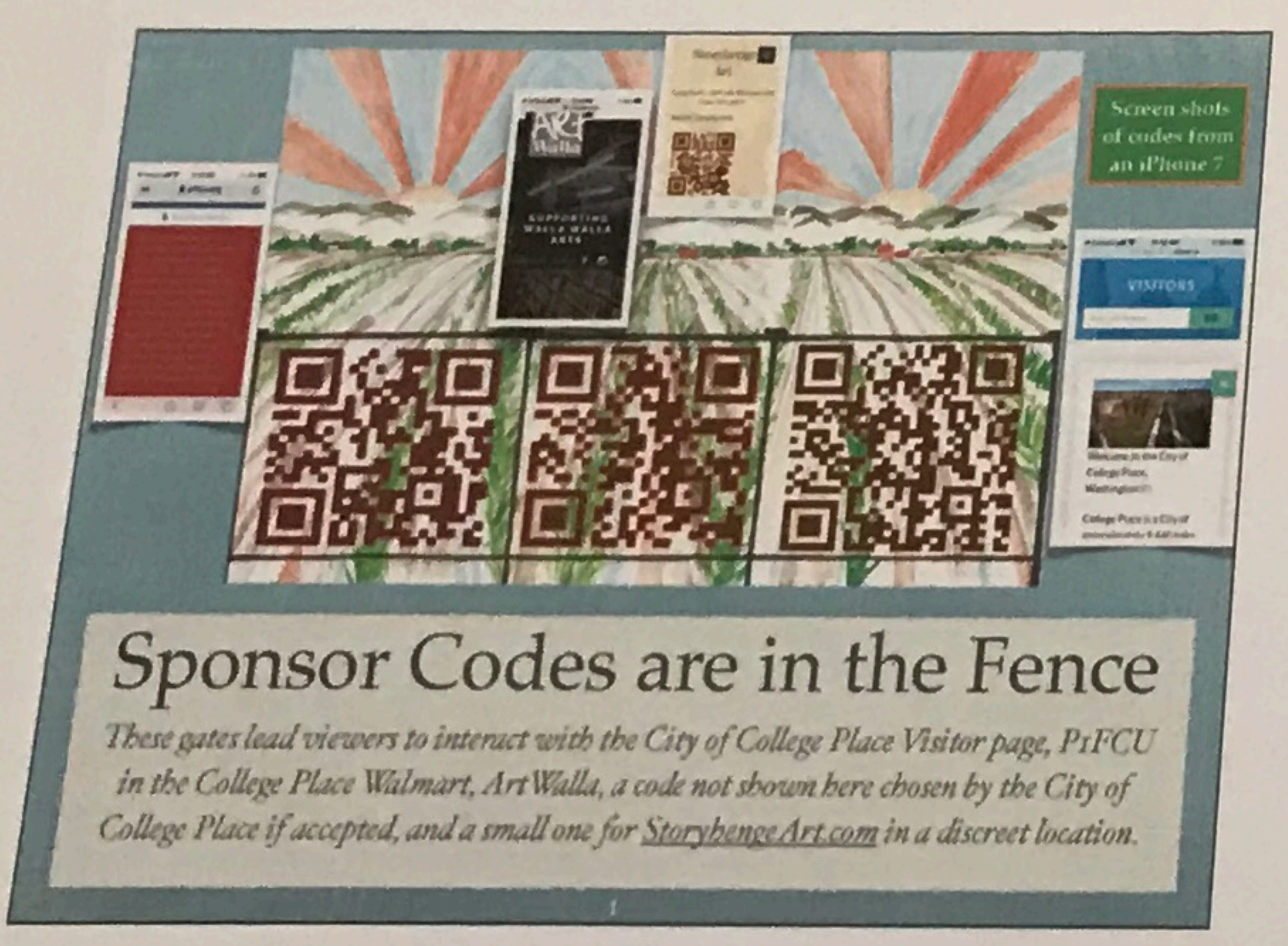
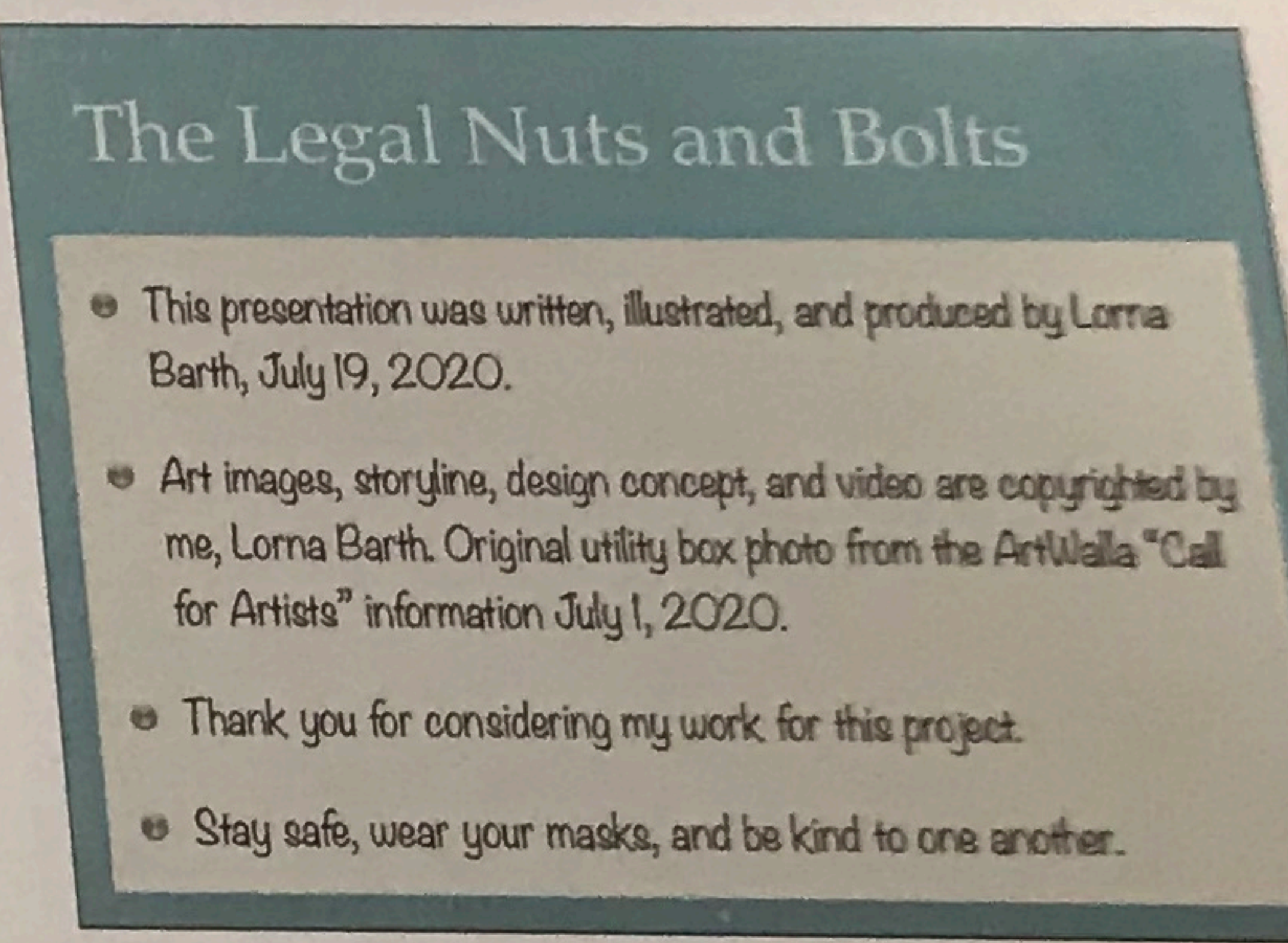
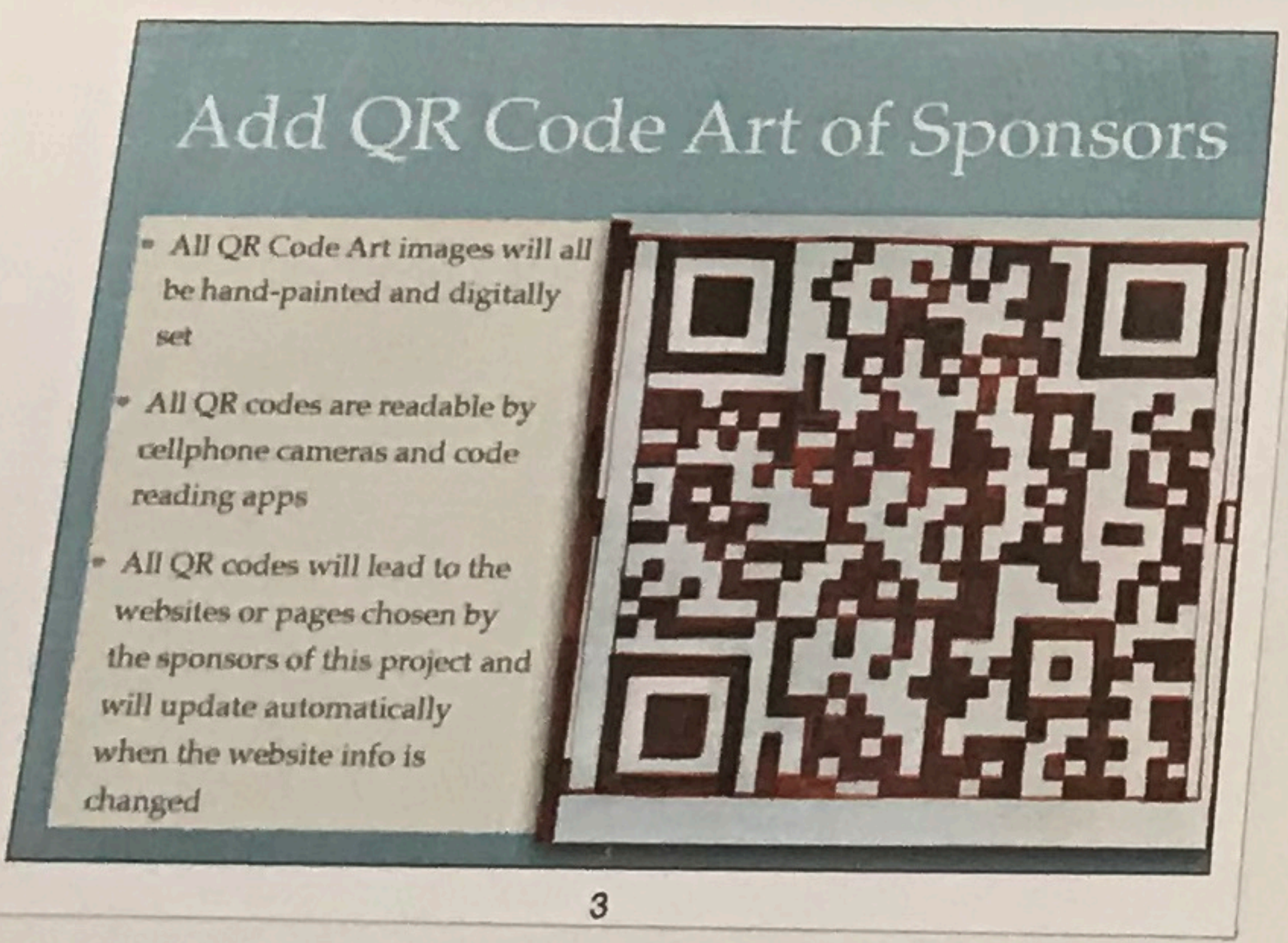
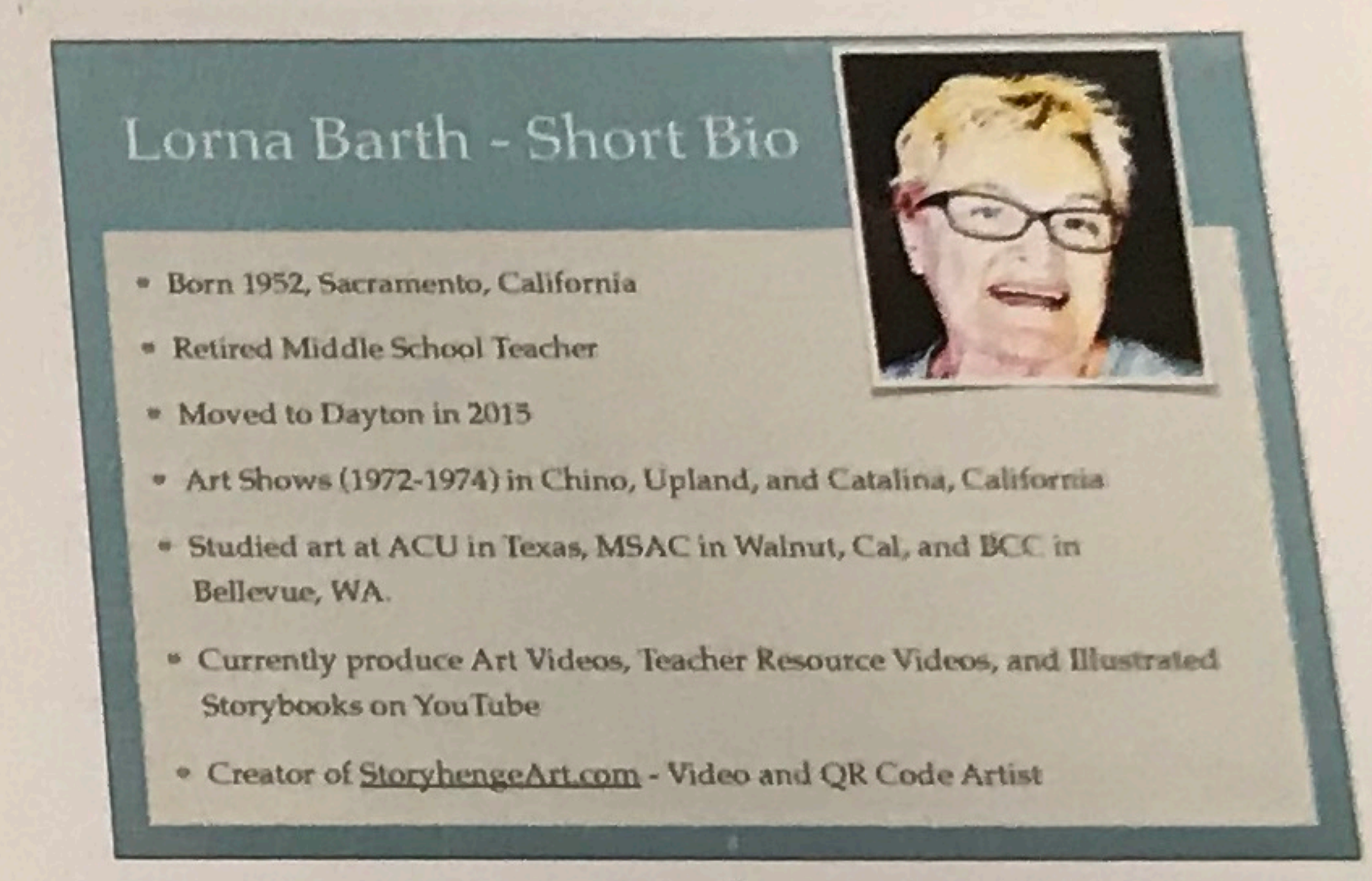
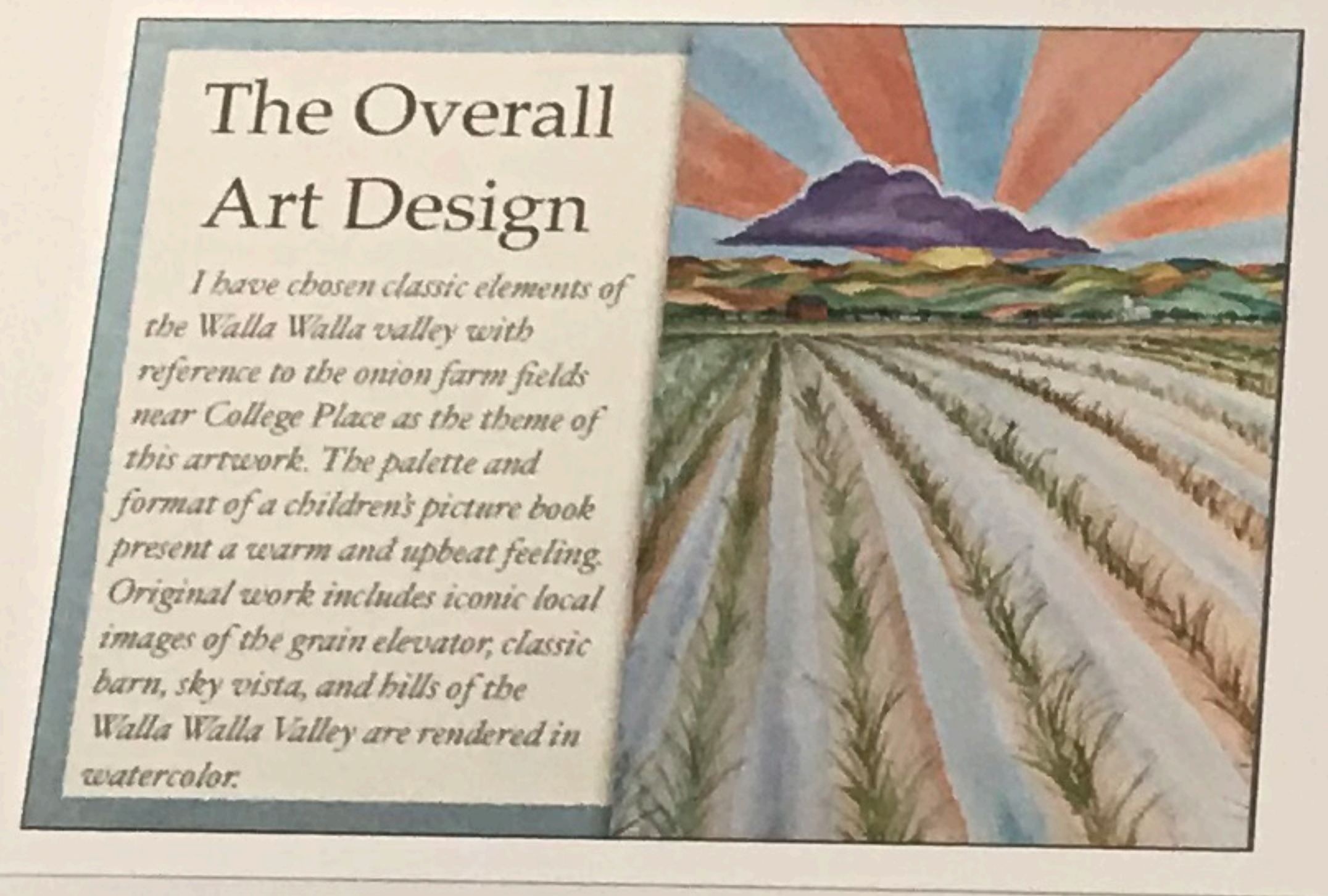
Signature: _____

Date: _____



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Scan Code for Presentation Video



Brief Description of Concept, Design, and Approach

I wanted to create something that was more related to Walla Walla than College Place specifically, and with that in mind the first things that I think of are the wheat fields and vineyards. The big picture would be on the front of the box, with the two smaller ones on the sides.

When drawing the girl, I wanted to mesh my style with an art nouveau style because it has the same vintage feeling that I get from Walla Walla. The landscapes will be stylized the same way, and have their colors brightened. The frames of each picture are lined up so they'll transition from one side of the box to the next smoothly.

When approaching this project I decided that I wanted to get the front side close to done, so it would be clear what style I would use for the sides, and give a good example of how they would all turn out when finished. Most of what I draw is done digitally, which makes transitioning from sketching to lining to coloring and shading a fast and clean process. I was able to change and adjust colors easily, then get it printed off to attach to the board.







Samara Clay
(360)-907-0722
[samaracalayarts@gmail.com](mailto:samaraclayarts@gmail.com)

Objective:

- Get Accepted for the Traffic Utility Box Program

Education:

- Insight School of Washington: Graduated 2017-2018

Experience:

- Sold Custom Commissioned Drawings
- Completed Multiple Wall Murals in Local Stores
- Selling TShirts with Original Designs Online
- Sold Commissioned Family Portrait

Computer Skills:

- Proficient with Multiple Photo Editing Softwares

Strengths:

- Learns Quickly and Adapts Easily
- Good Multitasker
- Organized and Efficient
- Good Communication Skills
- Needs Little Direction

Professional Reference:

Black Pearl Boba Tea
Steve Solas and Brandi Dunlap
boisebobatea@gmail.com
(505)-259-3596



Farmer's Market

Watercolor by Ellen Heath

We have a very special community. People who live in College Place and the surrounding Walla Walla Valley, and those that come to visit, think of a lush and sunny area. They know they will find it full of colorful fruits and vegetables, grains and produce. We wait each year for that special season when we can grow or buy corn, carrots and crispy greens, as well as melons, apples, pears, and especially the local onions that rival any across the United States. I wanted my art to reflect this bright, bountiful beauty all year round.



Farmer's Market
Watercolor by Ellen Heath
ellen@heathfamily.us
509-529-4765(best) or 509-520-4497(cell)
15 Scott Road, Waitsburg, WA 99361

Artistic Experience
Watercolor Painting for over 15 years
ArtWalla Member, Blue Mountain Artists Guild Member
Displayed work in Washington and Eastern Oregon
Currently have work at Kingfisher Gallery and Main Street Furniture in Walla Walla.
Etsy art shop: <https://www.etsy.com/shop/EllensArtShop>

Education
Watercolor classes from Joyce Anderson and other local and national artists
Pottery and art classes at Walla Walla Community College
Washington State University, Pullman, WA 1998 Master in Teaching
Art, Reading and Elementary Endorsements
Washington State University, Tri-Cities, WA 1996 - 1998 BA
Whitman College 1969 - 1971

Work Experience
2001-2017 Classroom teacher grades 1-4 and School Librarian
Grove Elementary School
Milton-Freewater Schools 1020 South Mill Street, Milton-Freewater, Oregon 97862

2018 - 2020 Substitute teacher grades K-5
Dixie Elementary School
10520 US-12, Dixie, Washington, 99329

Professional References:

Joyce Anderson, Watercolor Artist, Watercolor Instructor for Walla Walla Community College
and local schools, member of Allied Arts and NW Watercolor Society. anderson@pocketinet.com

Sylvia Beuhler, President, Blue Mountain Artists Guild - beuhlers@yahoo.com

Lorna Barth, Artist, ArtWalla Member, Blue Mountain Artists Guild Member -
barth.lorna71@gmail.com



I'M IN AWE OF THE PRESENCE OF WILDLIFE IN THE VALLEY. THERE'S THE RED FOX EMERGING FROM A WHEAT FIELD, A COVEY OF QUAIL BURSTING INTO FLIGHT, A MOUSE HIDING FROM THE KEEN EYES OF A SOARING HAWK — COEXISTING WITH HUMAN ACTIVITIES IN VINEYARDS OR BALLOONS FLOATING IN THE SKY. I WOULDN'T EXPECT LESS!

DeBotton



ORIGINALLY, THE ARTWORK WAS INTENDED TO WRAP AROUND THE ENTIRE BOX AS AN EXTENDED SCENE. HOWEVER, SPECIFIC ELEMENTS CAN BE 'STAND ALONE' SUCH AS THE RED FOX BY HIMSELF, OR THE SOARING HAWK WITH HOT AIR BALLOONS.



DALE HOM

Walla Walla WA

dh.jazzyart@gmail.com

(360)878-0839

Fb: DALE HOM, Graphic Novels

Background: Natural resource manager for federal government (1976-2013); self-trained freelance graphic illustrator; award winning editorial cartoonist; and graphic novel writer/illustrator. Provided artwork for federal government publications, nongovernmental organization publications, and promotional art for community groups. Served on the board for Methow Valley Arts Council; editorial cartoonist (Alaska); art instructor for Kids Arts in the Park (Twin Falls ID), instructor for adult continuing education on cartooning (Twin Falls ID); affiliation with Arts Olympia (WA).

Primary Medium: Pen & ink, watercolor pencil, design markers, and mixed media. Also work in 3-D such as papier mache, paper and wood sculpture.

Recent Publications:

Walk Don't Run: Growing Up Asian in Seattle by Dale Hom

Walk Tall Y'All: Feeling Grumpy in Transmogrified Seattle by Dale Hom

Ampersand Magazine (Graphic story about land conservation)



Project Concept

My vision for this project was to portray a Spring bike ride through The Villages after making a stop at the Thursday Farmer's Market. I wanted the colors to be bright and colorful, with the total look being whimsical.



Joanne MacLean

Work Experience

January, 1981 – February, 2012
District Administrative Assistant • JCPenney Company • Portland, OR
and San Diego, CA

May, 2012 – May, 2017
Guest Experience Team Member • SeaWorld • San Diego, CA

Currently retired

Education

1969 - 1971
Warner Pacific College, Portland, OR

Artistic Background

I have been painting for pleasure with acrylics for 30+ years, going back to the days of "painting". While living in San Diego I took an acrylic "senior" class through community college. The teacher stressed "museum quality" painting and covered design and color theory. When we moved to Walla Walla three years ago, I started watercolor classes thru Walla Walla Community College to broaden my painting expertise. Acrylics are my medium of choice, but I have learned to appreciate the beauty of watercolor painting. I participated in the ArtWalla ArtSquared event for the first time last year and will be participating again this year. Examples of my artwork are attached (acrylic, watercolor, colored pencil and pastels).

References

Joyce Anderson, 1658 Cambridge Drive, Walla Walla, WA 99362
509-529-8095

644 SE Whimbrel Loop
College Place, WA 99324

509-876-8876

rj2maclean@yahoo.com

Contact Info

Joanne MacLean

644 SE Whimbrel Loop

College Place, WA 99324

Home: 509-876-8876

Cell: 509-629-9013

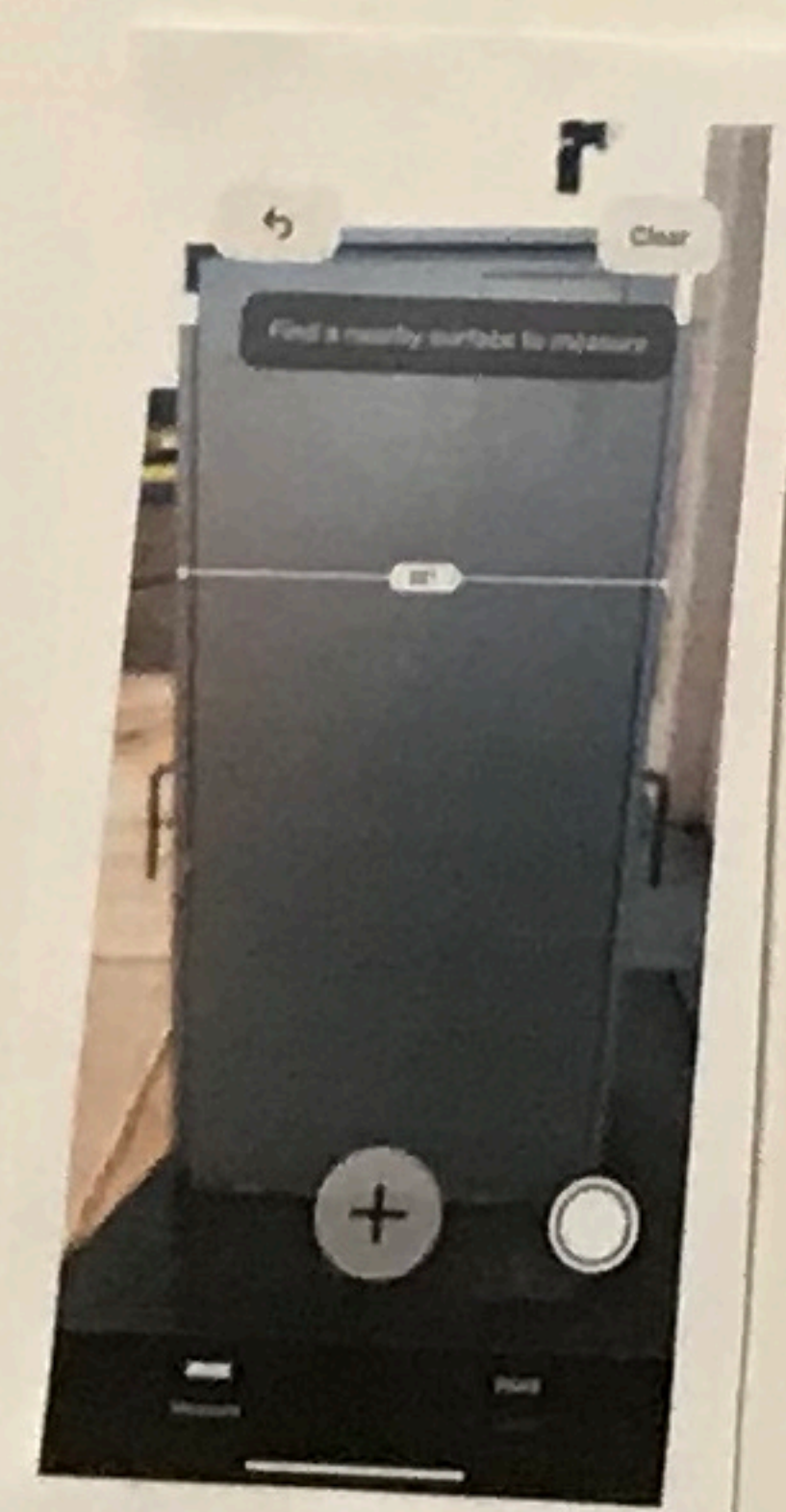
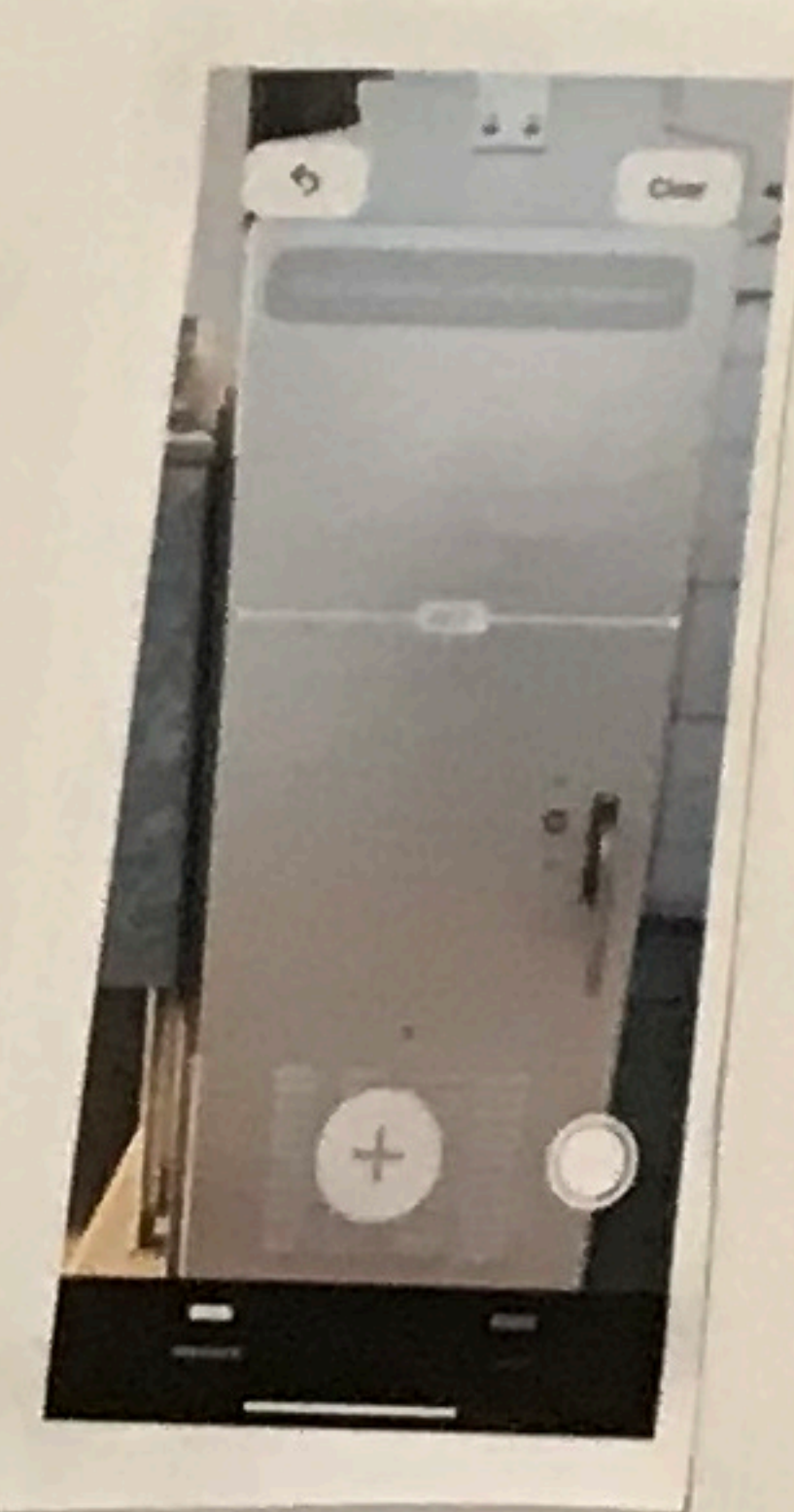
"In the Shadows" Acrylic on Canvas, By Laurie Nichols 2019



This painting is my take on the classic fairy tale "Little Red Riding Hood". This story has always stuck with me, ever since I first read it as a child. What causes me to always be drawn to this tale, is the innocence and curiosity of the young girl, ultimately winning out over the sly and dangerous wolf. It is a classic Good vs. Evil story, but one that also encourages you to not always take things at face value and ask lots of questions to gain knowledge. I chose a limited color pallet to convey a sense of danger and suspense, with the bold red cape standing out as a beacon of hope against the evil that lurks in the shadows.

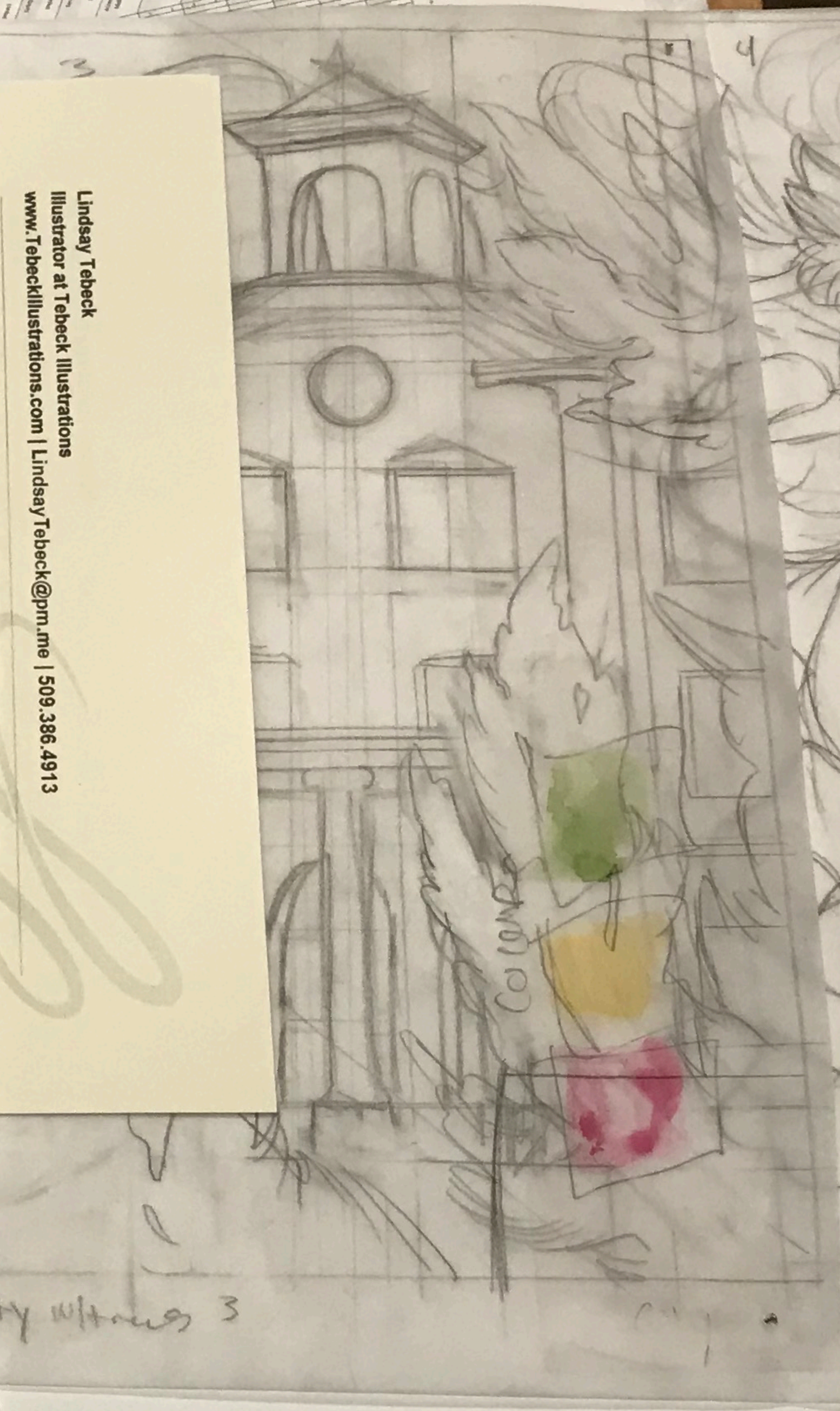
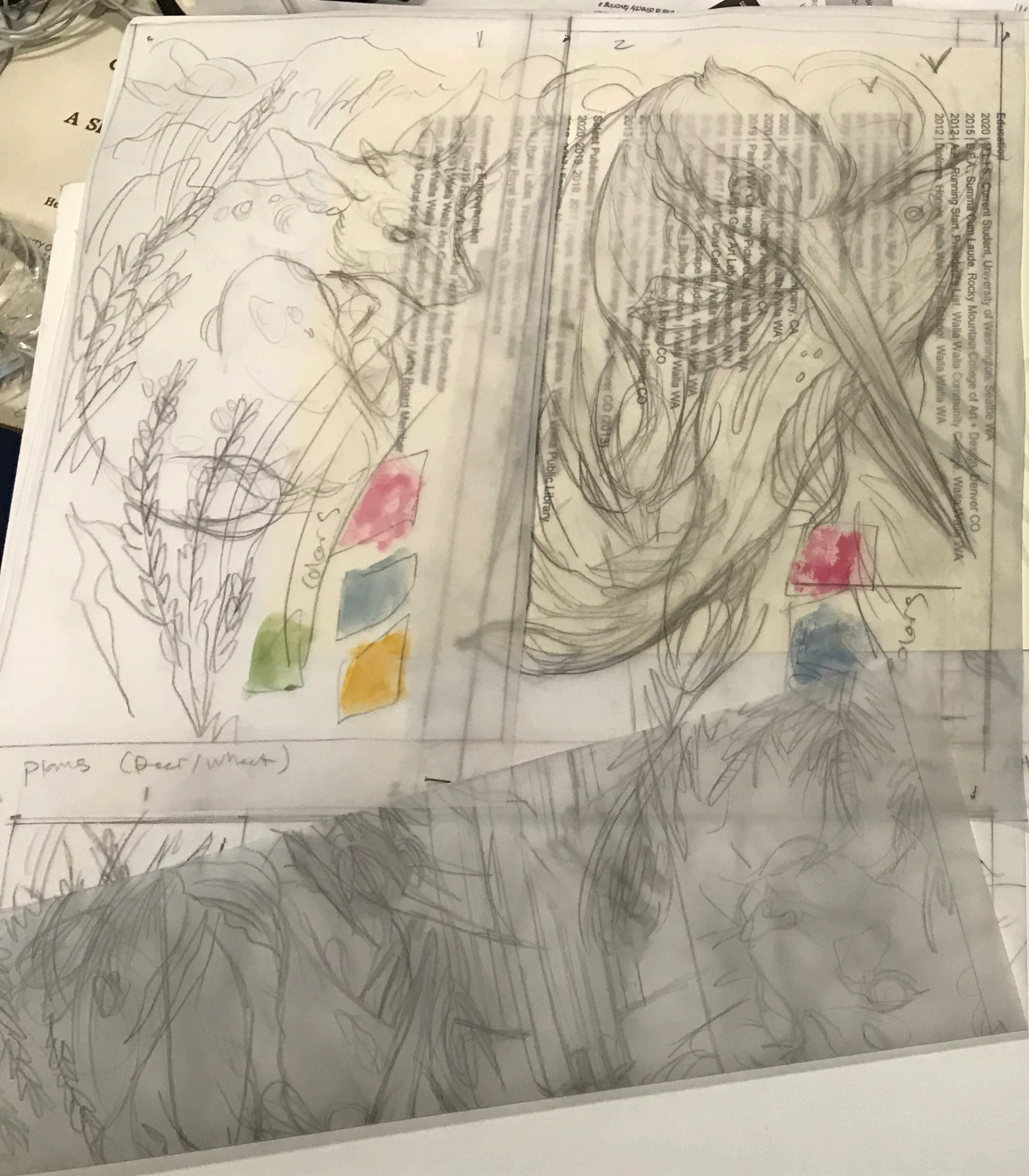
About the Artist

My name is Laurie Nichols, I am 34 years old, and I live in Dayton, Washington with my family and three cats. I grew up in the culturally diverse Seattle area and have always loved learning about various people groups, foods, and traditional arts and crafts. I tend to draw inspiration from those different cultures and from nature when creating my artwork. My personal style is one I usually describe as "Illustration" style, because I like for each piece to tell its own story. My favorite medium is acrylic, because I love bold, bright colors, it is easy to work with and dries quickly. I have been a member of the Blue Mountain Artists Guild since 2018 and plan on continuing to be a part of it for as long as I can. BMAG has helped me to stretch myself as an artist and explore new mediums, as well as sharing ideas and creativity with like-minded people. My main goal in creating is to brighten the world and bring a smile to your face. The world can be such a dark place at times, so if I can bring you a ray of sunshine and lighten a heavy heart, that is enough for me.



Blue Mountain Artists Guild - Dayton, Washington





Lindsay Tebeck
Illustrator at Tebeck Illustrations
www.TebeckIllustrations.com | Lindsay.Tebeck@pm.me | 509.386.4913

Traffic Box Art Wrap Project Concept

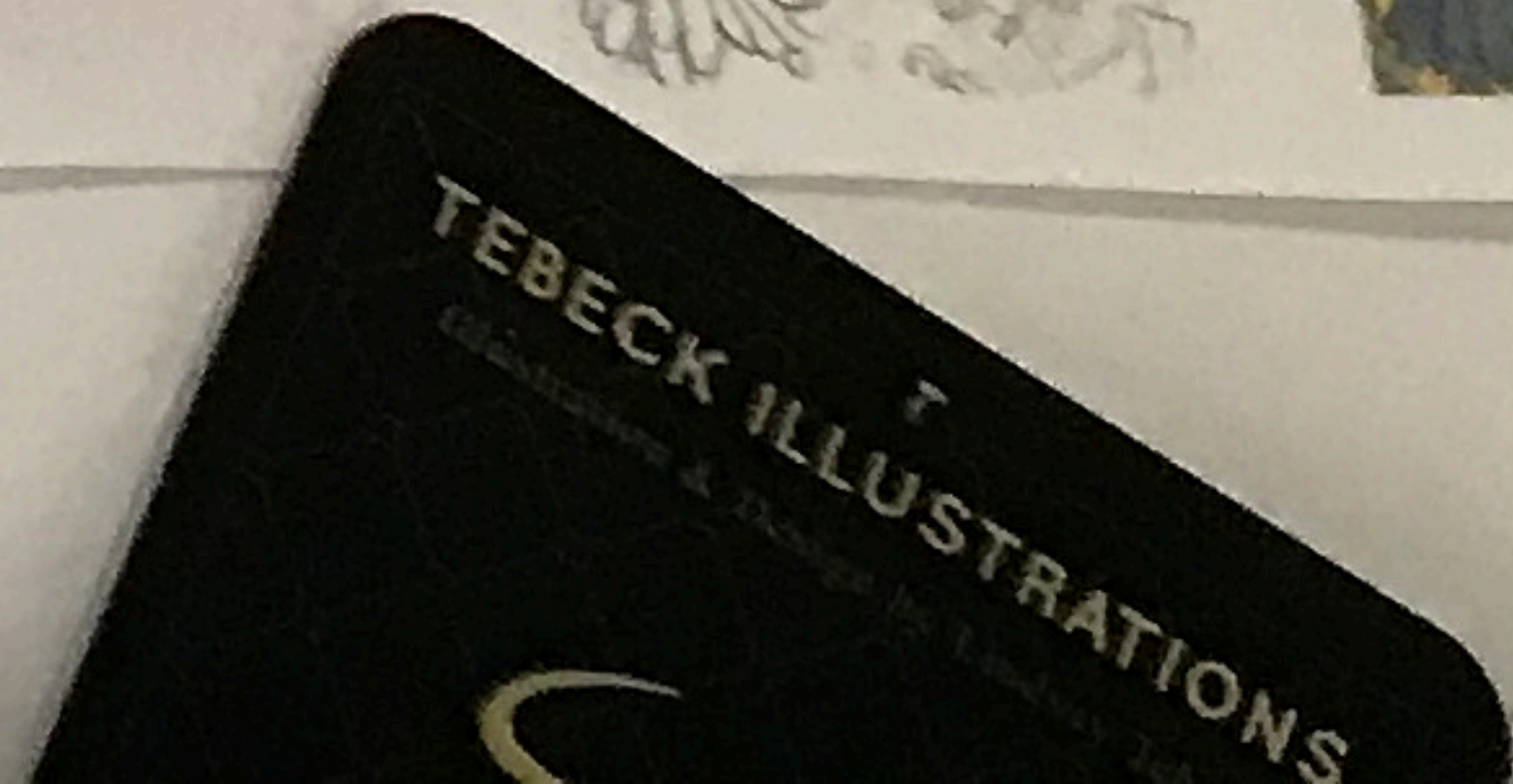
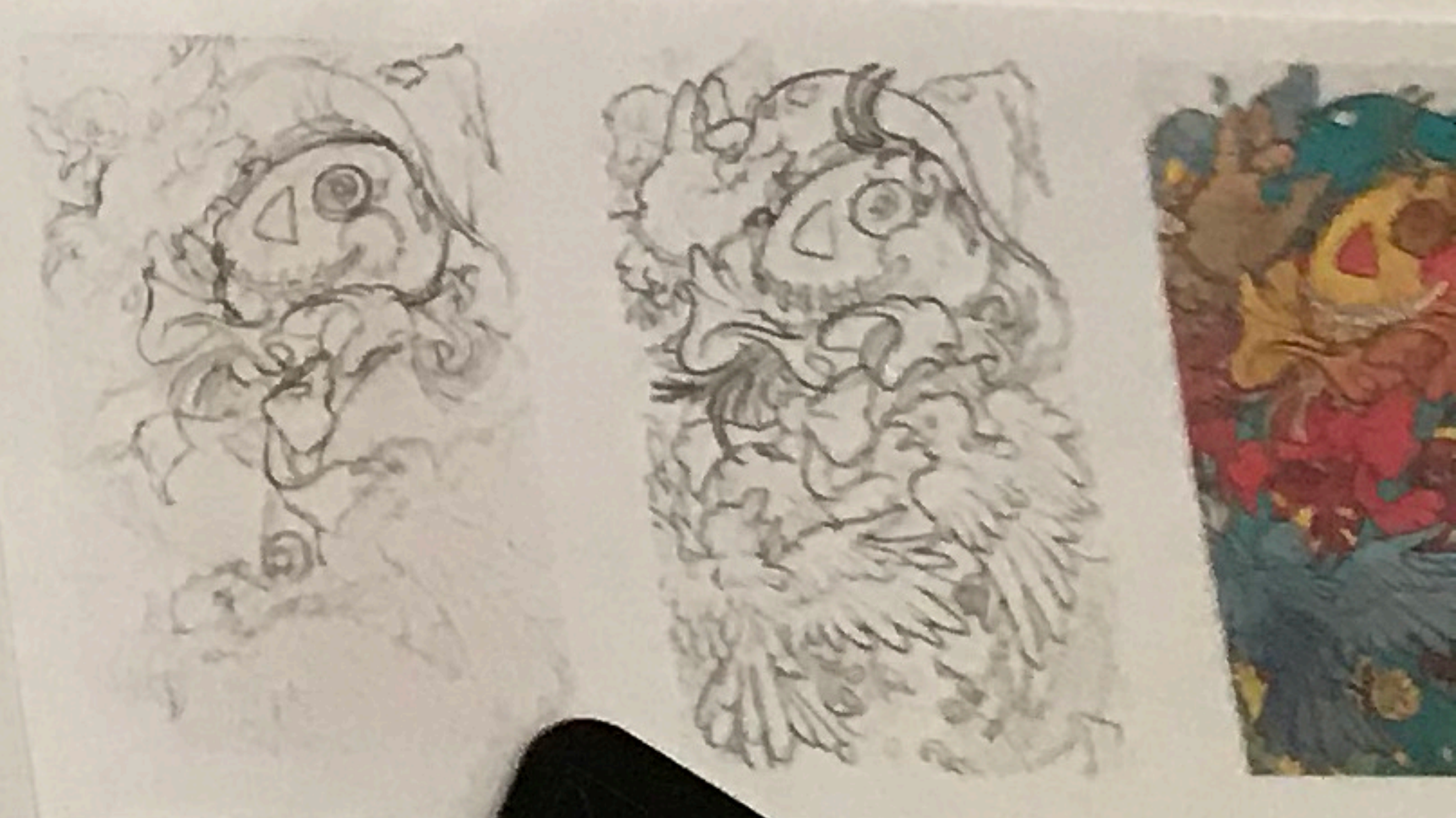
Elements of Our Valley

Each panel of the Utility Box is treated as a distinct area (or element) of the Valley. When the series is pulled together, the four panels represent the whole of the Walla Walla Valley. As a local, I felt that the most prominent features of our Valley were the plains (earth), creek (water), city (fire), and mountains (air). Each panel matches in that it depicts native foliage and an inhabitant.

1. The Plains (Earth)
Vast and beautiful plains embellished with wheat fields make up much of our Valley. These plains are filled with docile wildlife such as the white tailed deer.

2. The Creek (Water)
The Mill Creek propels life in the Valley, from thistle, to Chinook Salmon and Great Blue Herons.

3. The City (Fire)
Wise trees and historic architecture enrich our city. (Like the buildings of the Walla Walla University, Downtown area and Whitman College) Us, the viewers, complete the image by being the present inhabitants.



Wrap Project Concept

ur Valley

The Utility Box is treated as a distinct area (or element) of the Valley. When ed together, the four panels represent the whole of the Walla Walla Valley. hat the most prominent features of our Valley were the plains (earth), y (fire), and mountains (air). Each panel matches in that it depicts native habitat.

s (Earth)

Beautiful plains embellished with wheat fields make up much of our Valley. ns are filled with docile wildlife such as the white tailed deer.

(Water)

reek propels life in the Valley, from thistle, to Chinook Salmon and Great s.

ire)

and historic architecture enrich our city. (Like the buildings of the Walla rsity, Downtown area and Whitman College) Us, the viewers, complete y being the present inhabitants.

ins (Air)

ountains reach nobly into the air, are dotted with pines, and are such notably powerful predators as the Mountain Lion.

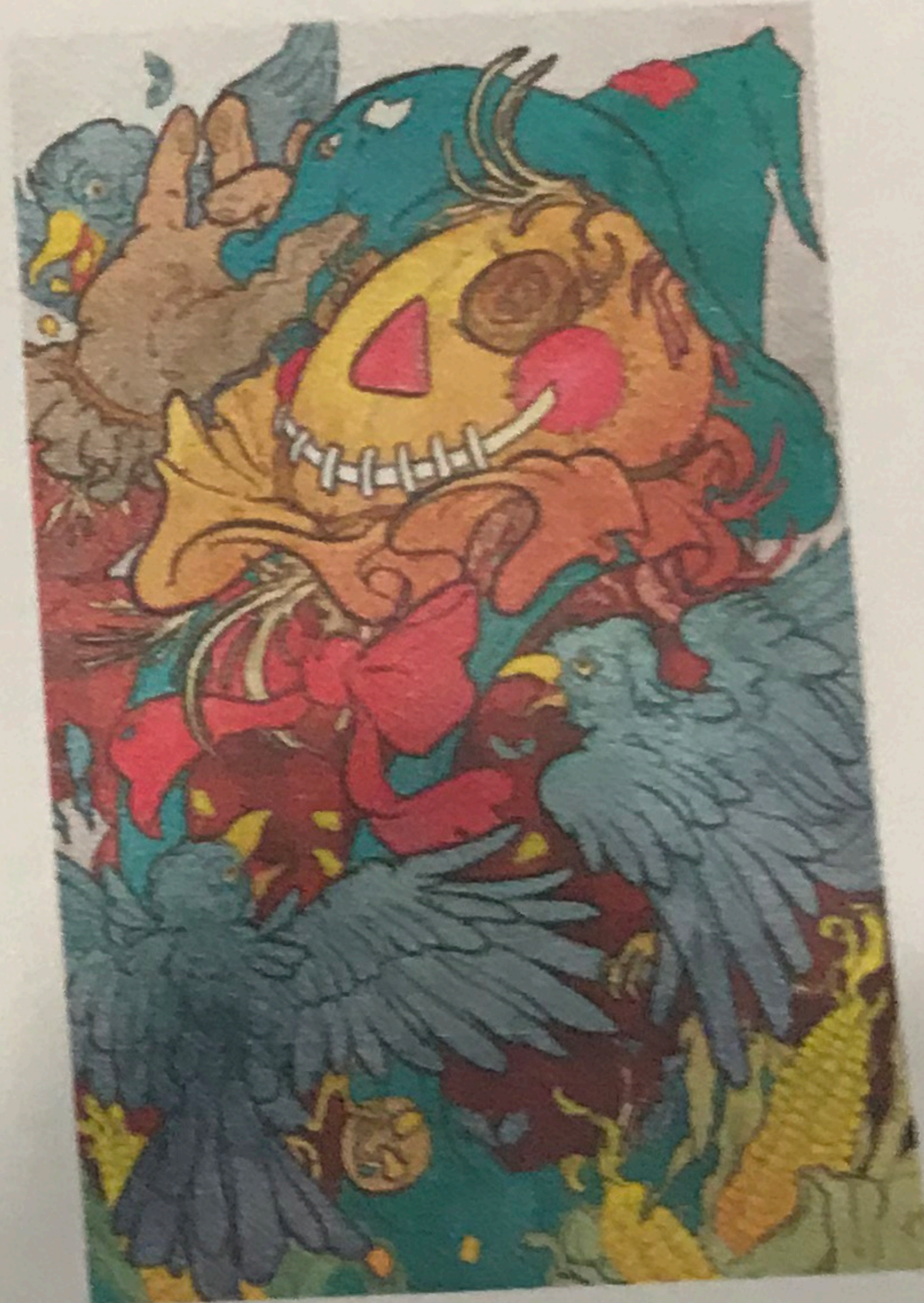
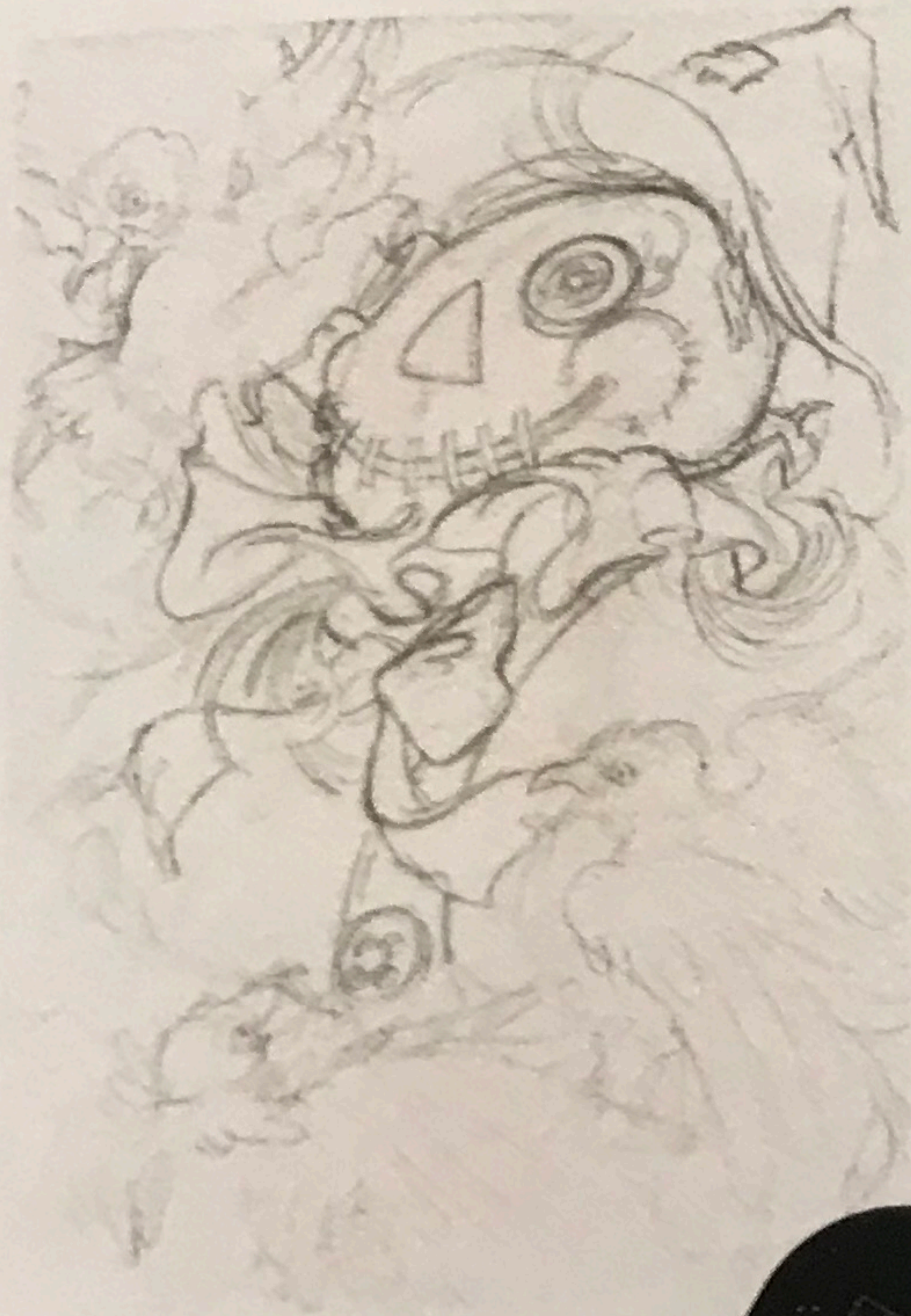
pletion

ould hardline the proposed sketches to accurate detail and scale to The line work would then be scanned and colorized digitally to assure nd saturation of color as it is transferred to a vinyl sticker. E.g. :

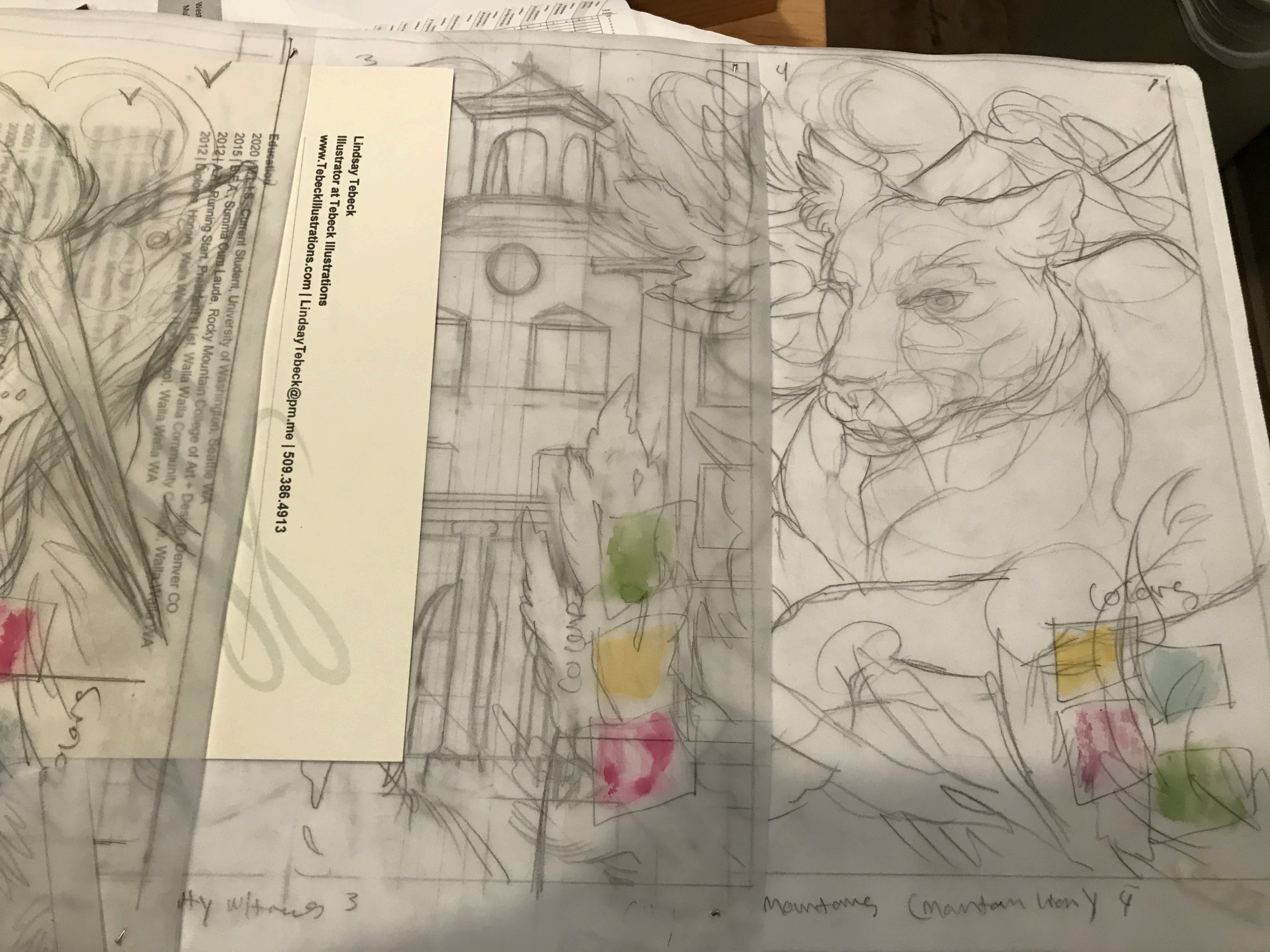
Mountains (Mountain Lion) &



Mountains Mandan War Y 4



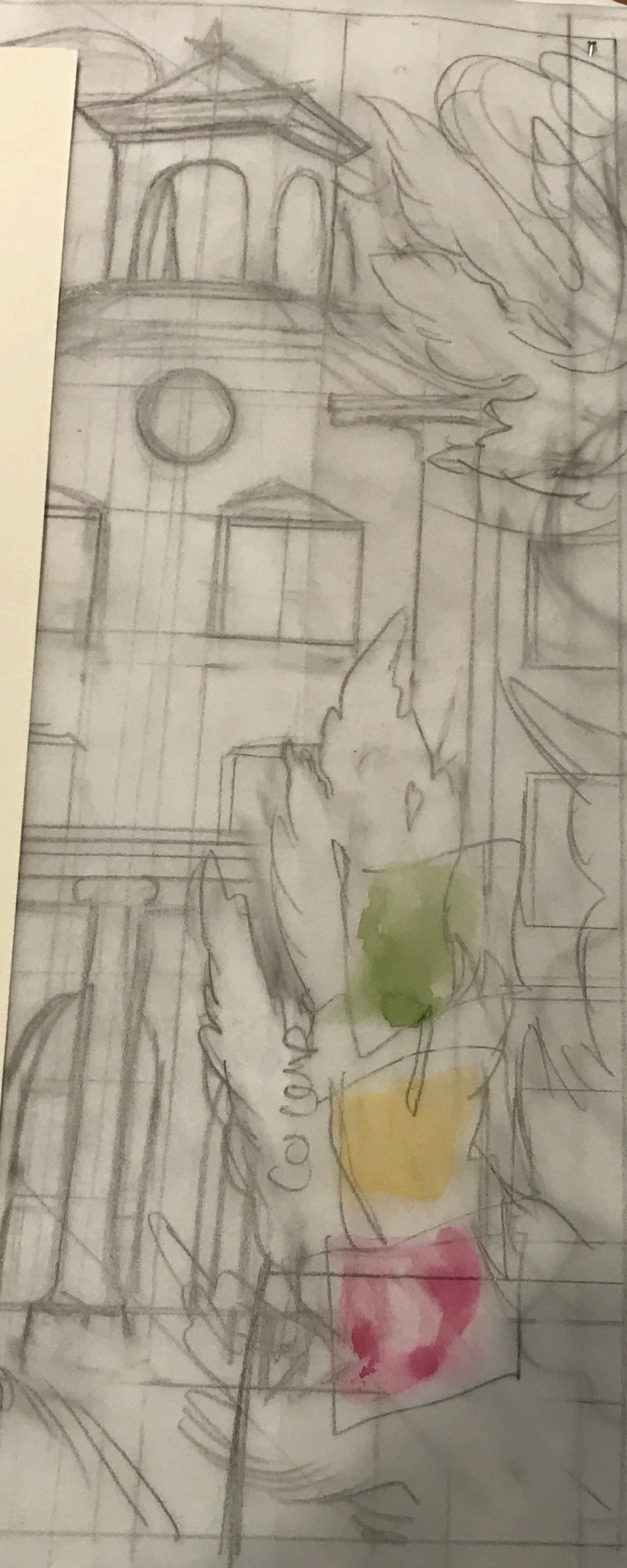
TEBECK ILLUSTRATIONS
Illustration & Design by Lindsay Teph



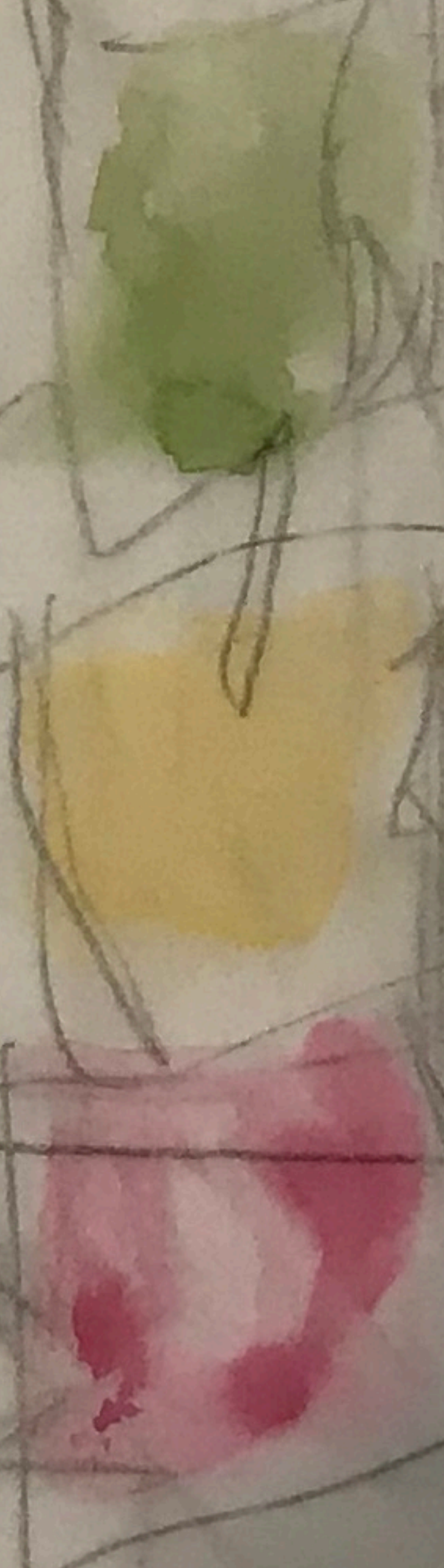
Colors



Mountains (Mountain View) 4



Colors



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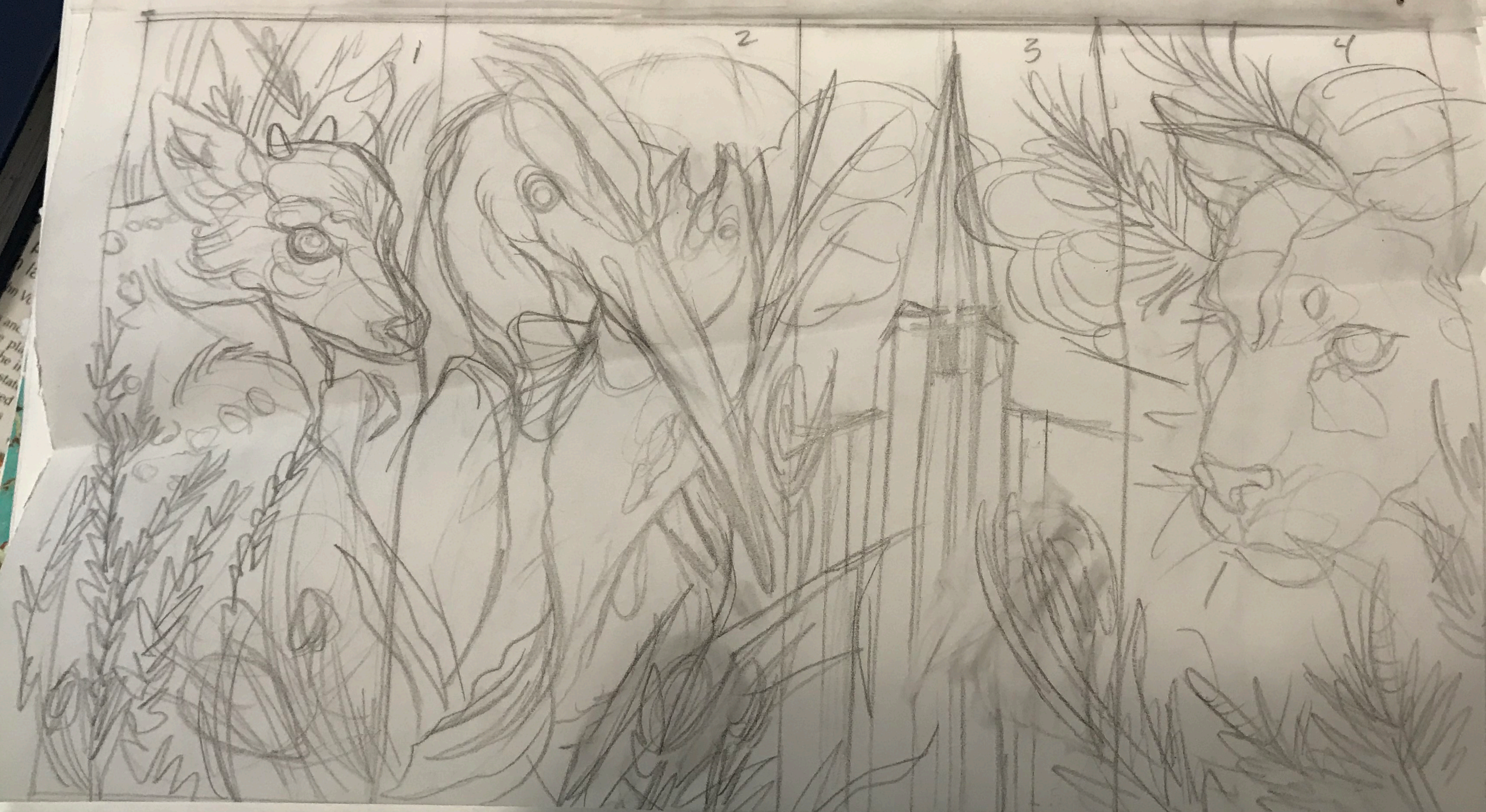
Lindsay Tebeck
Illustrator at Tebeck Illustrations
www.TebeckIllustrations.com | LindsayTebeck@pm.me | 509.386.4913

Education

- 2020 | M.F.A. Current Student, University of Washington, Seattle WA
- 2015 | B.F.A. Summa Cum Laude, Rocky Mountain College of Art + Design, Denver CO
- 2012 | A.A. Running Start, President's List, Walla Walla Community College, Walla Walla WA
- 2012 | Diploma, Horace Mann High School, Walla Walla WA

Plains (Deer/Wheat)

2 Creek



Traffic Box Art

Elements of Our
Each panel of the series is put together as a local, I felt creek (water), foliage and an

1. The Plains
Vast and open
These
2. The Creek
The water
Blue
3. The Trees
Wise and tall
Walk through the
4. The Deer
Our friends
in the

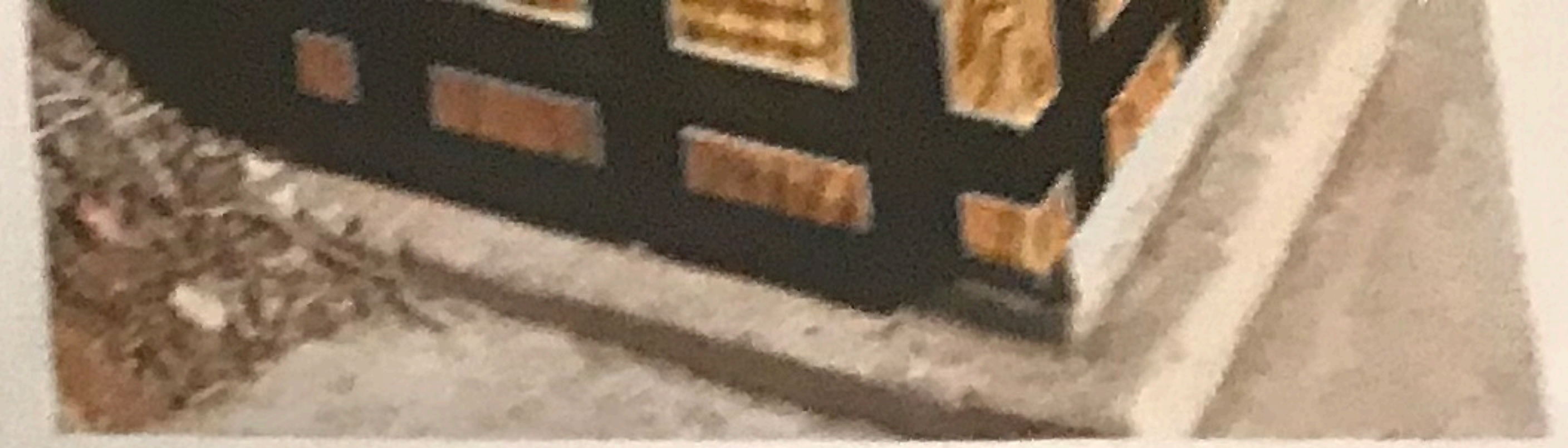
From Sky to Earth
Moving from the proper distance to a pristine landscape







I began this project by asking different friends and family members what things came to mind when they thought about Walla Walla. Many of them listed things like, sunsets, beautiful views, art, college, and above all, fields. Fields of onions, fields of grape vines, and fields of wheat. I took these ideas and did my best to combine them in a way that would also look good on the utility boxes. Something very vertical, since the boxes are tall, and something not too detailed as people likely will just pass them by. The drawing should be easy to understand and pleasant to look at. I went with wheat because of its verticality and also because the bright yellow would catch the eye. I played around with the idea of having a blue sky versus the sunset, but ultimately everyone liked the sunset more, and it fit more with their vision of Walla Walla. The thick black outlines were to incorporate the artsy nature of Walla Walla, as well as to make everything pop off the "page." The black and the white throughout the piece tie it all together and give it a pop art feel, like something trendy and young, just like Walla Walla.



I began this project by asking different friends and family members what things came to mind when they thought about Walla Walla. Many of them listed things like, sunsets, beautiful views, art, college, and above all, fields. Fields of onions, fields of grape vines, and fields of wheat. I took these ideas and did my best to combine them in a way that would also look good on the utility boxes. Something very vertical, since the boxes are tall, and something not too detailed as people likely will just pass them by. The drawing should be easy to understand and pleasant to look at. I went with wheat because of its verticality and also because the bright yellow would catch the eye. I played around with the idea of having a blue sky versus the sunset, but ultimately everyone liked the sunset more, and it fit more with their vision of Walla Walla. The thick black outlines were to incorporate the artsy nature of Walla Walla, as well as to make everything pop off the "page." The black and the white throughout the piece tie it all together and give it a pop art feel, like something trendy and young, just like Walla Walla.

Autumn Uhrig
(630) 962-8805
afaithu@gmail.com
instagram.com/afaithu

Novavilla Whitney

Novavilla June Whitney
Freelance Illustrator - Artist

Personal Summary

Artist with 10+ years of experience. Specialized in painting, sculpting, visual art, illustration, and story boarding. I expand horizons and push a unique style of expression.

novawhitney0@gmail.com
(509) 386-0166

Website

instagram.com/novajune_

Education

Associates in Arts
Walla Walla Community College

FROM AUGUST 2015 TO AUGUST 2017

Finished associates with help from the Running Start program from Walla Walla Public Schools. Was on the vice-president's list for 4 quarters, and on the president's list for 1 quarter.

High School Degree
Walla Walla High School

FROM AUGUST 2011 TO AUGUST 2015

Attended 4 years of art classes, including AP art for the senior year. Additionally attended 1 year of pottery class.

Artistic Achievements

Coffee Perk displays
FEBRUARY 2020

Networked to market various artistic pieces at local coffee shop. Sold various pieces during and after displaying.

Walla Walla University
Recognition Award of Merit

2015

Won from the 2015 Spring Art Show for Walla Walla Public Schools. Competed with various artists across the whole district.

Walla Walla Fair & Winter Days

DECEMBER 2014 AND 2015

Won grand prize second place, and first place for the art show for the piece "Expressive Hands". Won champion for "Personal Growth".

Illustrating
Sculpting
Fine Motor Skills
Flexibility
Organization

Planning
Independent
Analytical Skills
Problem Solver
Adaptable

City of College Place
Attn: Michael Rizzitiello
625 S. College place Ave
College Place, WA. 99324

"Here Before"

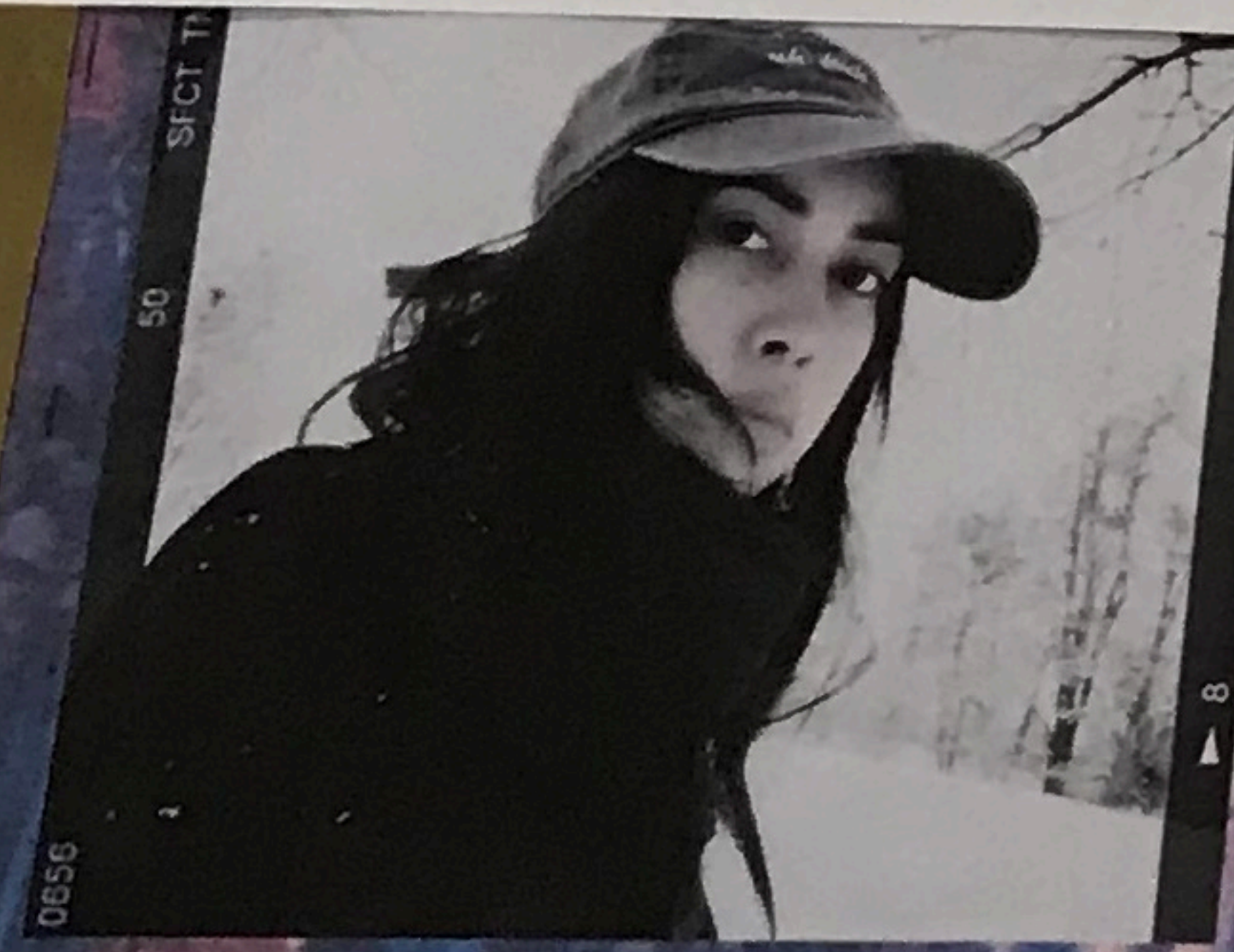


Received 7.30.2020
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Please email invoice
of postage to send
back.

Novavilla Whitney

Born and raised here in small-town Walla Walla, WA. A self-taught artist since childhood, I would draw inspiration and interest in the simplest of things. I adore wildlife and nature, often foraging for natural curiosities and adding them to my ever-growing collection. I enjoy herbalism; from gardening, tea drinking, wildcrafting, etc. Incorporating a bit of wild wonder in my art and everyday life.

Email: novawhitney0@gmail.com Instagram: [novajune_](https://www.instagram.com/novajune_)



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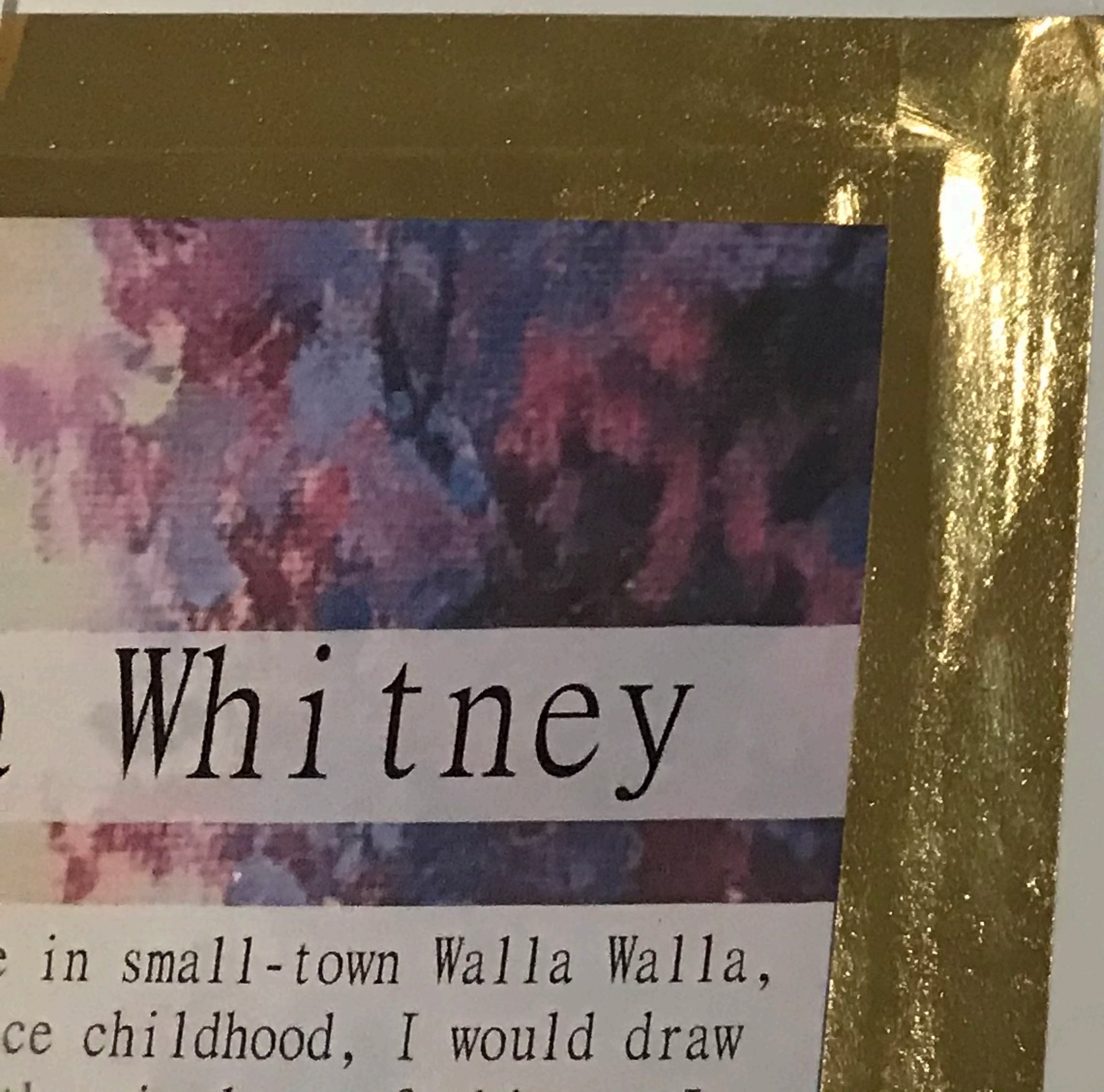
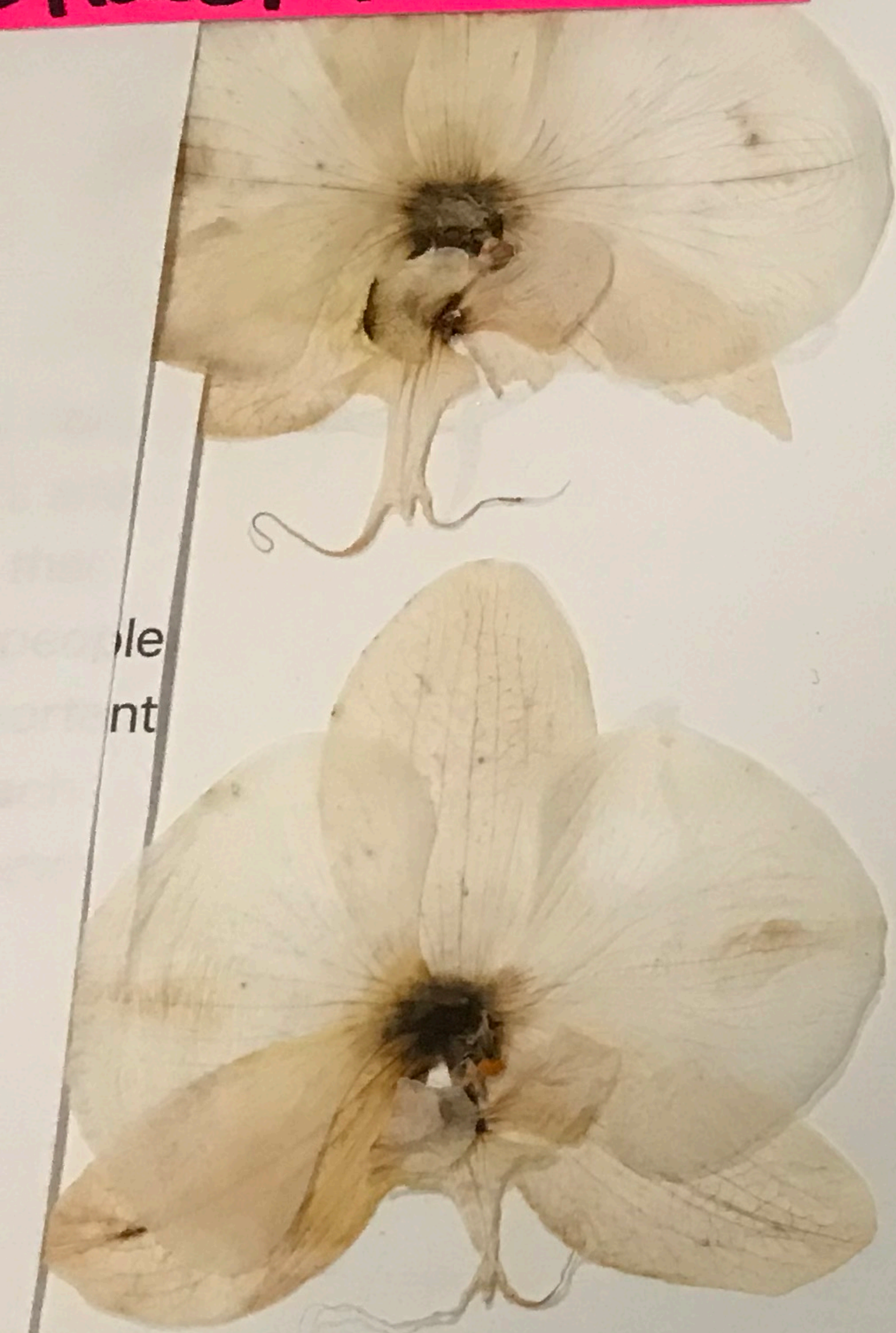
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5. College place Ave
Place, WA. 99324

"Here Before"





Mapped: The Uneven Recovery of U.S. Small Businesses

HOME

MARKETS

TECHNOLOGY

MONEY

HEALTHCARE

ENERGY

MINING

GREEN

POLITICS

FEATURED COMPAN

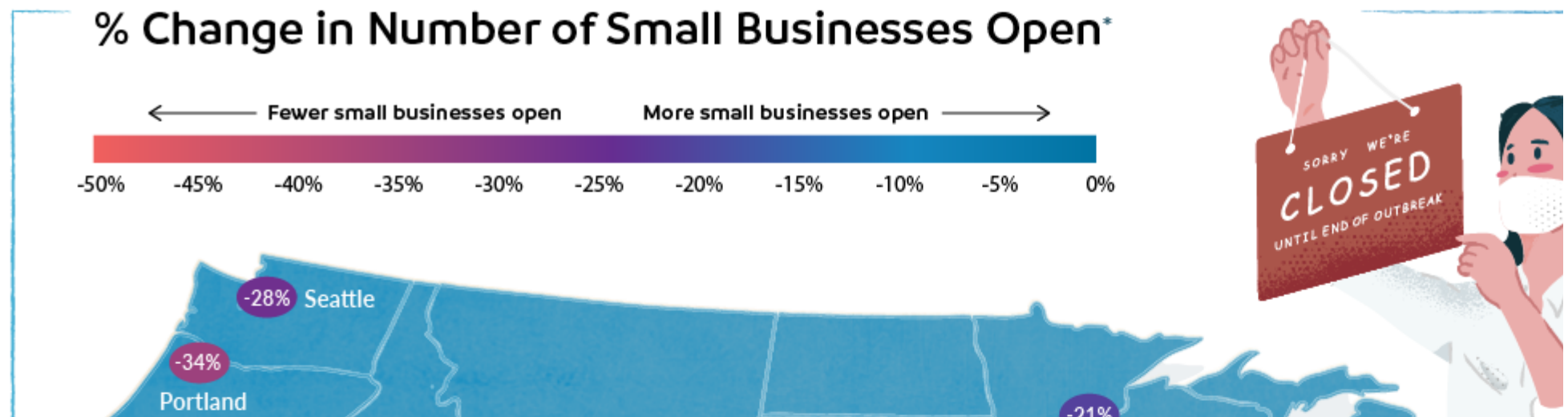
BUSINESS

Mapped: The Uneven Recovery of U.S. Small Businesses



Published 23 seconds ago on September 30, 2020

By Nick Routley





Mapped: The Uneven Recovery of U.S. Small Businesses

HOME

MARKETS

TECHNOLOGY

MONEY

HEALTHCARE

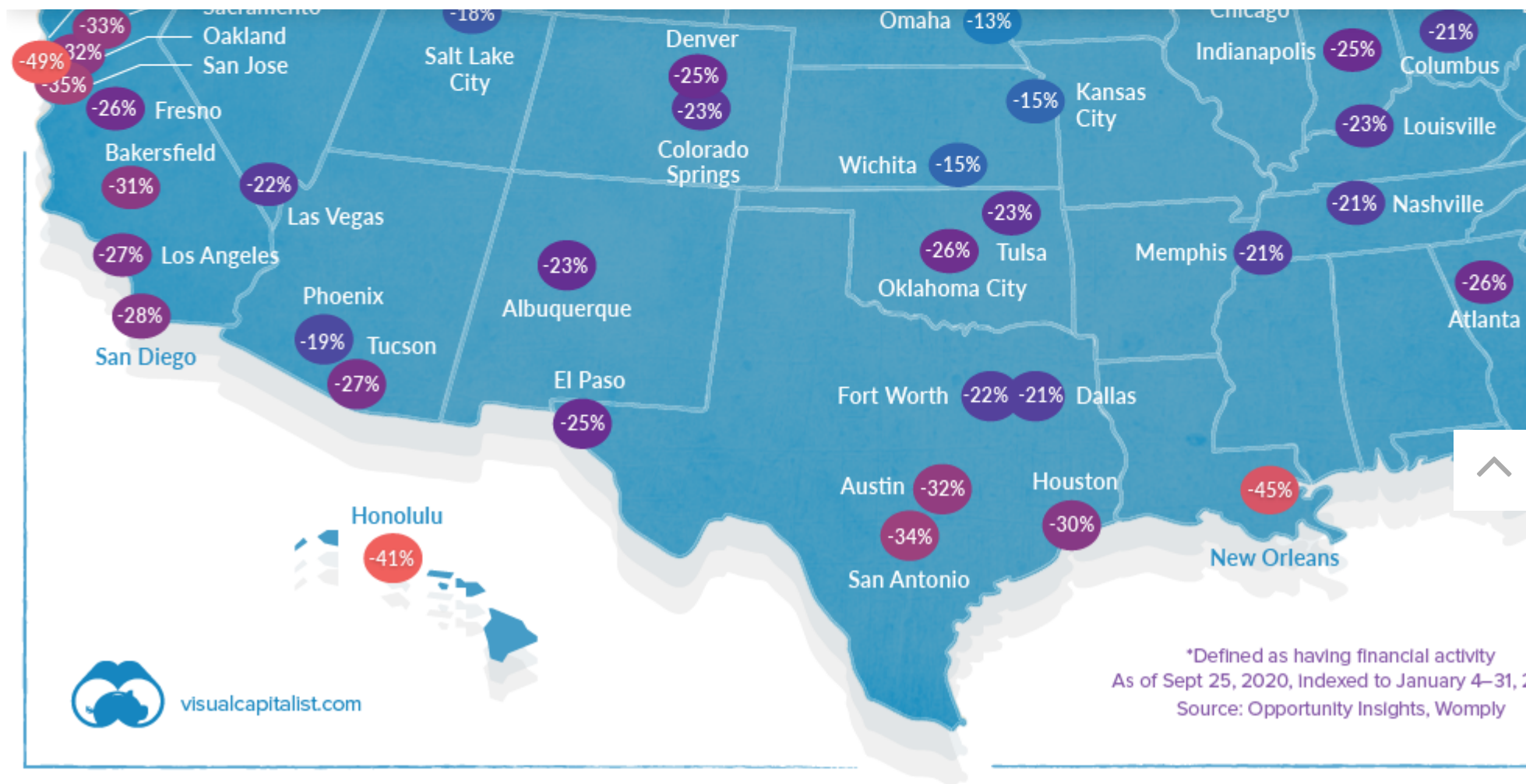
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Mapped: The Uneven Recovery of U.S. Small Businesses



Mapped: The Uneven Recovery of U.S. Small Businesses

HOME

MARKETS

TECHNOLOGY

MONEY

HEALTHCARE

ENERGY

MINING

GREEN

POLITICS

FEATURED COMPANIES

disproportionately affected small businesses – particularly in the leisure and hospitality sectors.

As metro-level data from [Opportunity Insights](#) points out, geography makes a great deal of difference in the proportion of U.S. small businesses that have flipped their open sign. While some cities are mostly back to business as usual, others are in a situation where the majority of small businesses are still shuttered.

The Big Picture

In the U.S. as a whole, data suggests that nearly a quarter of all small businesses remain closed. Of course, the situation on the ground differs from place to place. Here's how cities around the country are doing, sorted by percentage of small businesses closed as of September 2020:

Search:

Metros	Small Businesses Closed	Small Businesses Closed (Leisure & Hosp.)
San Francisco	-49%	-65%
New Orleans	-45%	-72%
Honolulu	-41%	-39%
Washington DC	-37%	-55%
San Jose	-35%	-41%
Portland	-34%	-46%
San Antonio	-34%	-60%



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Oakland

-32%

-52%

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New Orleans and the Bay Area are still experiencing rates of small business closures that are almost double the national median.

Small businesses in the leisure and hospitality sector have been particularly hard hit, with 37% reporting no transaction data.

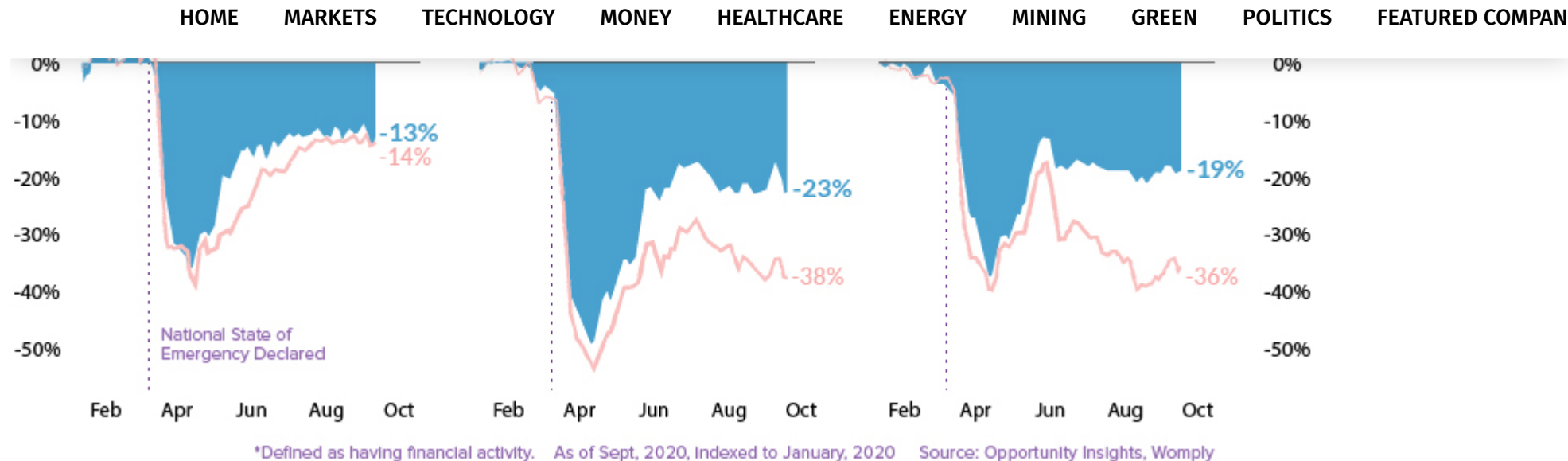
Getting Back to Business

Some cities are seeing rates of small business operation that are nearing pre-pandemic levels.





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Of the cities covered in the data set, Omaha had the highest rate of small businesses open.

Still Shuttered

In cities with a large technology sector, such as San Francisco and Austin, COVID-19 is shaking up the economic patterns as entire companies switched to remote working almost overnight. This is bad news for the constellation of restaurants and services that cater to those workers.



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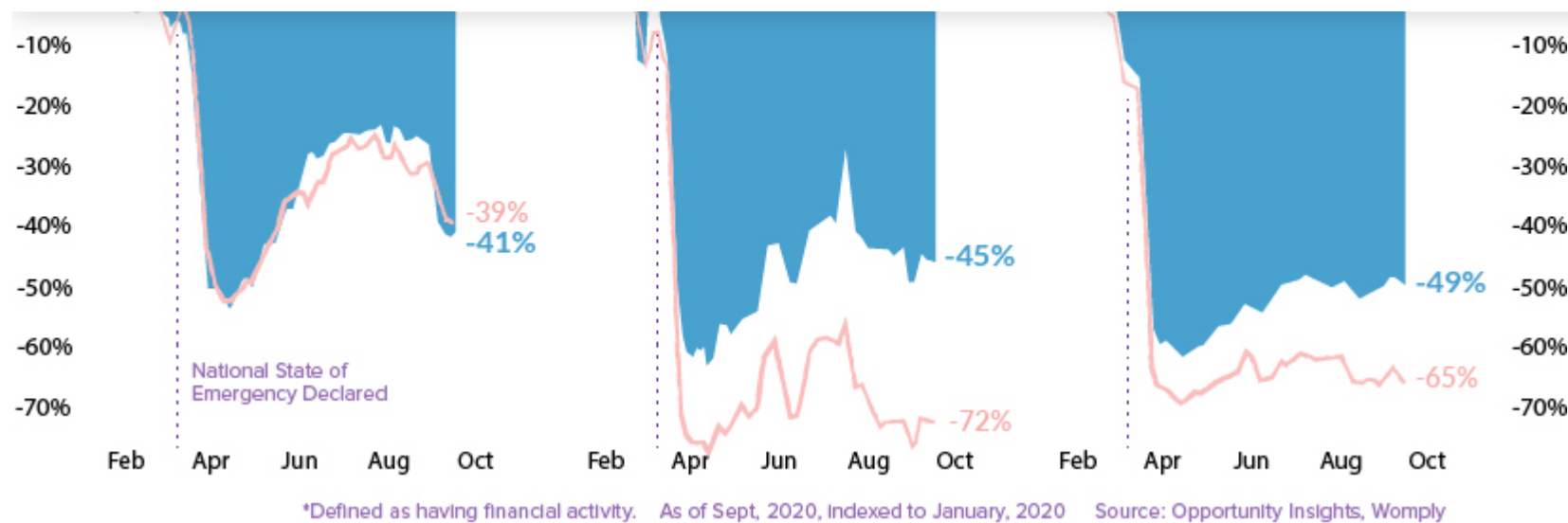
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Likewise, cities that have an economy built around serving visitors – Honolulu and New Orleans, for example – have seen a very high rate of small business closures as vacations and conferences have been paused indefinitely.

As the pandemic drags on, many of these temporary closures are looking to be permanent. [Yelp](#) recently reported that of the restaurants marked as closed on their platform, 61% are shut down permanently. As well, businesses in the retail and nightlife categories also saw more than half of closures become permanent.

In Remembrance of Revenue

A business being completely closed is a definitive measure, but it doesn't tell the whole story. Even for businesses that remained open, revenue is often far below pre-pandemic rates.



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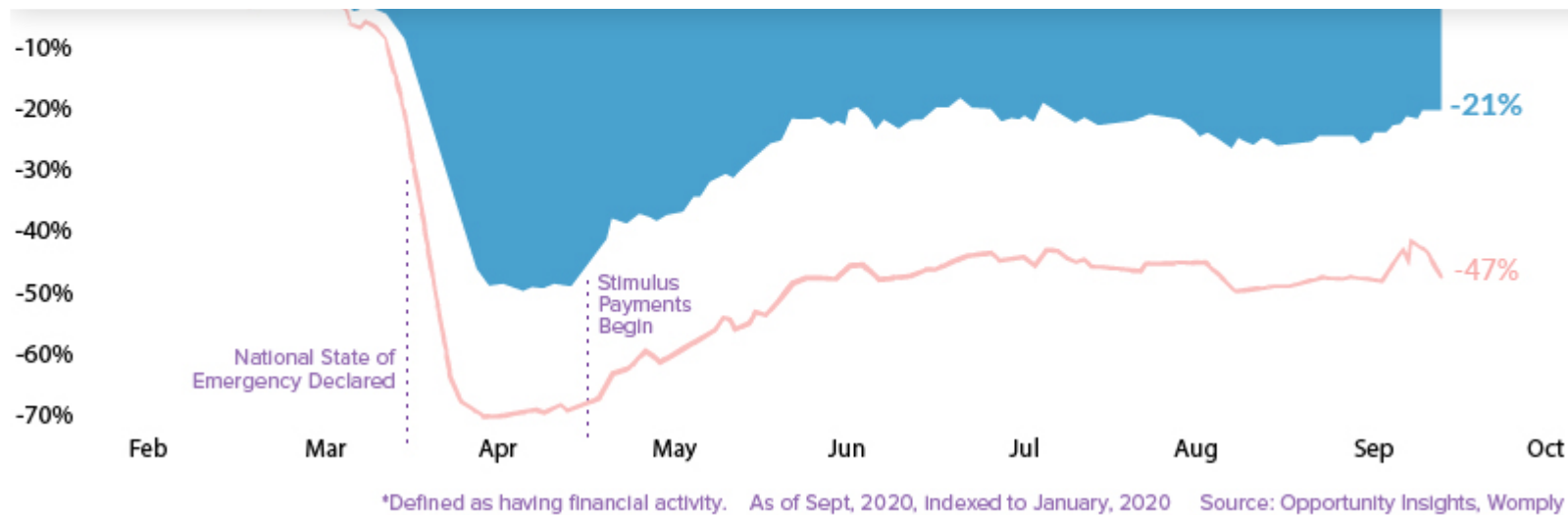
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Once again, businesses in the leisure and hospitality sector have been hit the hardest, with revenue falling by almost half since the beginning of 2020.

At present, it's hard to predict when, or even if, economic activity will completely recover. Though travel and some level of in-office work will eventually ramp back up, the small business landscape will continue to face major upheaval in the meantime.

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Published 1 week ago on September 23, 2020

By **Katie Jones** [Twitter](#)



It's common knowledge that CEOs assume a long list of roles and responsibilities.

But in today's world, more and more people rely on them to go beyond their day-to-day responsibilities and advocate for broader social change. In fact, a number of external



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The New Rules of Leadership

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MISC

29 Psychological Tricks To Make You Buy More

This graphic looks at 29 different psychological tricks that marketers use to try and influence consumer behavior.



Published 1 week ago on September 21, 2020

By **Carmen Ang** 



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29 Psychological Tricks To Make You Buy More

Ever suffered from buyer's remorse? You're not alone.

According to a recent survey, only 5% of people have never felt guilty about buying something. That means the majority of us, at some point in our lives, have regretted a purchase.

But consumers aren't necessarily only to blame for impulse buys. After all, we're constantly bombarded with advertisements and marketing tactics specifically tailored

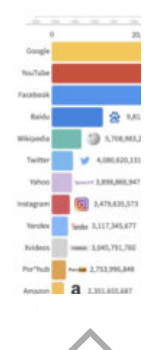
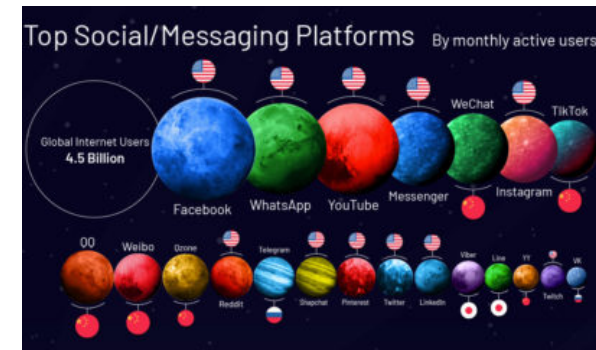
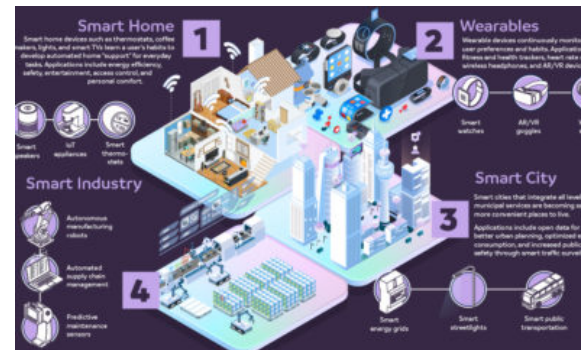
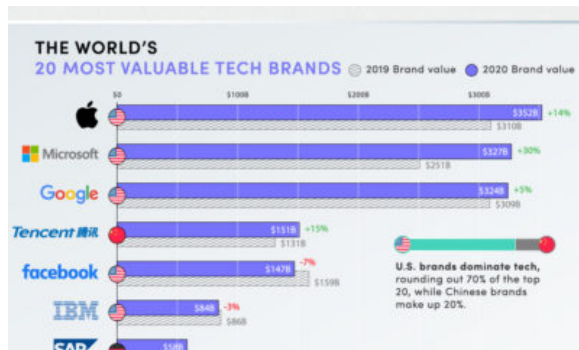


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Extra CARES Money - \$144,975 Extra+\$20,000 from first allocation = \$164,975

Project	Priority	Type	Department	Dollars
Smash	High	Text metadata app	Clerk	\$ 5,000.00
More tables and chairs for businesses	High	Furniture	Planning - EcDev	\$ 20,000.00
Digital Readerboard	High	Warning Signage, Public Works (\$14,800/piece) (2)	Public Works	\$ 32,480.00
Classroom	High	Regional PD Classroom at Shooting Range	Police	\$ 50,000.00
Pole Building	High	Shelter and space to enable social distancing in Public Works Yard	Public Works	\$ 50,000.00
Automated Chest Compression	High	Machine	Fire	\$ 14,220.00
Heart Monitor	Medium	Machine	Fire	\$ 41,434.21
Radios	Medium	Radios	Fire	\$ 10,000.00
Community Development Dept Remodel	Low	Demo old jail cells and sallyport, ready it for socially distanced office space.	Community Development	\$ 460,000.00
Computers	High	Three (3) Computers at Public Works Yard	Public Works	\$ 3,000.00
Diversion Program		Diversion program for the shoplifting and minor offenses (Thinking we fund \$5,955 from COVID, remainder from money used for staffing, that got covered from COVID monies).	City Attorney	\$ 30,240.00
Media package for videos	High	Camcorder kit, computer and software	Police	\$ 2,000.00
Neogov Eforms	Low	Secure electronic repository to centralize personnel files, create electronic HR forms (Can work to fund in next years IT Budget)		\$ 6,616.57
			Total - Requests	\$ 724,990.78
			Total - City Admin Recommended	\$ 164,975.00

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Rea L Culwell, Attorney
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Victoria Van Mierlo,
Legal Assistant
victoria@wwlifelaw.com

MEMORANDUM

TO: NORMA HERNANDEZ, COLLEGE PLACE MAYOR; MIKE RIZZITIELLO, CITY ADMINISTRATOR; TROY TOMARAS, CHIEF OF POLICE; CITY COUNCIL

FROM: REA CULWELL, CITY ATTORNEY & PROSECUTOR

RE: PRE-CHARGING DIVERSION PROGRAM PROPOSAL - **\$30,240 – COVID-19 PANDEMIC RESPONSE**

DATE: 09/25/2020

In recognizing possible additional funding from the CARES act, this Memorandum is in request that you consider creating a Pre-Charging Diversion Program in response to the COVID pandemic on the City's Criminal Justice services.

Summary:

I am seeking funding for a Pre-charging/Pre-filing diversion program as an alternative to the criminal prosecution for non-violent criminal misdemeanors. Participants would be given the opportunity to complete the diversion program in lieu of criminal prosecution. If the participant completes all program requirements, no criminal charges are filed. Such diversion programs in other jurisdictions have reduced the cost of criminal prosecution and overall costs of public safety services and have resulted in reduced recidivism and more services received by those in need, as well as increase in restitution payments to victims.

Much of my and the indigent defense attorneys' "work" is in counseling a client to take the steps to rectify their behavior, obtain treatment and services needed, and make any victim whole, all the while trying to avoid a conviction, incarceration, and additional economic hardship of the defendant. If I could never convict anyone again, I would love being a prosecutor. Fortunately, we in the criminal justice system do our best to avoid a conviction, however having three lawyers (me, the defense attorney, and the judge) working on this is expensive. This proposal would place the "system" within the community, not only where I believe it should be for certain criminal offenses, but also where it should cost the City much less.

This proposal comes at a time and in **direct response to the COVID-19 Pandemic**, in that basically our criminal justice system was shut down for 7 months resulting in a very large backlog of misdemeanor cases. In addition, **as a result of COVID-19 Pandemic**, defendants who were already in a socioeconomic precarious situation, find themselves in a worse position

due to personal job or income loss or reduction, increase of others being dependent upon them for financial and basic needs assistance, or having to care for or educate family and friends. The **COVID-19 Pandemic** is pushing those at the edge over the edge and we are seeing the charges of theft, and other crimes associated with lack of income (Driving While License Suspended, Failure to Transfer Title etc), increasing in rate.

With this program the City would be avoiding what can be a systemic failure of our most vulnerable members of society. This will not be for every defendant. DUI matters and Domestic Violence matters will always result in charges, however our current one price fits all is a disservice to our City and our community and I believe funding of a Pre-Charging diversion program will be a service to the City and our community.¹

Finally, criminal justice costs are increasing at an alarming rate and attorneys are in limited supply in the Valley. College Place will see an increase in indigent defense and court costs. I believe reducing the number of individuals who are in the “system” while achieving the same goals thereof will be financially beneficial.

Background:

Walla Walla District Court provides court services to College Place by statute and agreement; College Place has adopted state criminal laws and enacted additional proscriptions against criminal activity by way of city ordinances. Walla Walla District Court also provides pre-trial supervision and post-resolution probation services to College Place. Walla Walla County also provides jail services to College Place by agreement.

All felony crimes that occur in the City are referred to the County Prosecuting Attorney’s Office for consideration of filing charges in Superior Court. All misdemeanor and gross misdemeanor crimes (misdemeanor crimes) committed in College Place are filed in District Court (unless a misdemeanor and gross misdemeanor crime is charged along with a felony). If the County Prosecutor declines to file felony charges, the report is referred to me as the City Prosecutor to consider filing misdemeanor charges in District Court.

How does an alleged misdemeanor crime in College Place become a case in District Court?

Upon witnessing of a crime, or the gathering of sufficient evidence that a crime has been committed, a College Place Police Officer will charge a person with a crime. CPPD (as does all other law enforcement agencies across the state) uses a program called SECTOR, (Statewide Electronic Collision & Ticket Online Records). Information is pulled up from the database using a suspect’s identifying information and information is inputted by the investigating officer. Within the citation, the crime alleged is identified along with the specifics of the alleged crime,

¹ Note, this is a separate and distinct diversion program from that in which the City is currently working with Behavioral Health to implement and will supplement that program which is to address those accused of crimes who qualify for in-patient or intensive outpatient behavioral health treatment and will be monitored by the Court.

(date, location, etc.). Once complete, the Officer prints a copy of the criminal citation and gives (serves) it on the offender. If the individual is not arrested at the time of the incident/investigation, the citation specifies a date the individual must appear in District Court to respond to the allegation, the arraignment. If the individual is arrested, they appear before the District Court judge, usually the morning after the arrest, (or on a Monday if the arrest is on a Friday or Saturday, but usually a judge is available over the weekend for a release hearing).

The timeframe from citation to first appearance in court varies from 3 weeks to 6 weeks after the date of the alleged crime, dependent on numerous factors, mostly how many cases are already set to be heard on any particular scheduled court date. (Note, College Place, City of Walla Walla, and Walla Walla County all utilize the same District Court; each jurisdiction has their own “docket days” where only cases arising in one jurisdiction are heard).

Cost of Criminal Case:

At arraignment, a public defender is appointed to represent the defendant. Approximately 95% of all criminal cases field qualify for a public defender. The City pays the contract public defender for all indigent criminal matters. The City pays Cortez Law Office an annual amount to provide indigent defense services. As I understand it, the amount paid to Cortez was not dependent upon the number of cases, however, College Place is at or near, and is trending to go over, the annual misdemeanor case load cap established by the Washington State Supreme Court. Currently, the contract amount is under negotiations as we have seen our case count rise significantly over the past few years and there appears to be no let up in the increase at this time. I anticipate that the City will be required to pay the equivalent of a full time employee, plus administrative costs to provide sufficient indigent defense representation.

As stated above, the City pays Walla Walla District Court for all court services, Walla Walla County Jail to incarcerate individuals suspected or convicted of a misdemeanor crime that occurred in College Place, and criminal defense attorneys for indigent defense services. In addition, if a trial occurs, (versus a non-trial resolution of a case), the City pays me, the City Attorney \$150/hour for all trial related work.

Benefit of Criminal Prosecution:

In general, we as a society identify and punish criminal activity to reduce harm to others. By identifying harmful activity and proscribing it, we dictate the behavior we want from our fellow humans. However, simply saying an act is prohibited proves fruitless if there is no ramification for such acting. Therefore, we punish individuals who commit criminal acts by restricting their freedom (incarceration), making them pay money (criminal fines), and requiring them to do or not do certain things, (e.g. domestic violence perpetrator treatment, substance abuse treatment). The goal of the “punishment” is to deter the individual from reoffending, deter others who consider committing the same or similar act, (promote respect for the law by providing just punishment), protect the public, offer the offender an opportunity to improve himself or herself; make frugal use of the governments’ resources.

Ideally, if working perfectly, there would be no crime. Unfortunately, we are imperfect beings and can only strive to effectively and efficiently reduce criminal activity and the impact it has on our community.

Room for improvement in College Place:

I constantly question as to whether what I am doing in prosecuting crimes on behalf of College Place is making the world, College Place in particular, a better place. A deep dive into the College Place criminal justice trends is beyond the scope of this memorandum, however I can say with certainty that the current system is economically inefficient.

We currently treat criminal cases in a systemically similar way. The result is much time (and money) is spent on cases resulting in little or no benefit to the defendant, a victim, or the community. For example, a 19 year old with no criminal history is charged with MIP. Before her first appearance in court she has obtained a substance abuse evaluation that recommended Alcohol & Drug Information School (ADIS) and she has completed the program and brings proof to court. Another 19 year old with extensive criminal history is charged with MIP and fails to show up for court as ordered three times in a row and is arrested on a warrant only to be released without bail and then reoffends and doesn't show up to court on now two matters. In the former case, the City would dismiss the charges without prejudice (should she reoffend, the City could refile the original charges). In the later case, the City would try and negotiate a resolution short of conviction with substance abuse treatment. In both of these cases, the City pays for a public defender.

I propose that we keep the first example out of the court system in the first place. This type of case is perfect for a pre-charging diversion. The Police Officer can refer the suspect to the diversion program. A contract is signed and upon completion of ADIS and perhaps a few hours of community service, the matter is solved to the benefit of everyone.

Program Specifics and Benefits:

A Policy and Procedures for the program must be developed. Only certain types of non-DUI, non-Domestic Violence crimes should qualify for pre-charging diversion. For example, the crimes of Theft, Driving While License Suspended, MIP, Failure to Transfer Title, etc. will be eligible. A review of a client's criminal history, socioeconomic status, barriers to justice, and other factors will be evaluated to determine those most likely to succeed in the program.

1. Reduction in costs, in increase in costs, and in rate of increase in costs associated with providing public defense services;
2. Possible future reduction in costs of court and/or jail services with reduction in cases or reduction in increase of cases filed in court;
3. Reduction in crime, particularly recidivism;
4. Provision of community resources to individuals;
5. Community ownership in criminal justice system;
6. Increase in restitution payments to victims; and
7. Community service hours.

Program Costs:

In researching pre-filing diversion programs in other cities and counties, the costs associated therewith are wide ranging, but nearly all comprise of a prosecution authority administering the program and at least one part-time employee or volunteer or a partnership with a probation officer to administer the program. In all the programs I have looked at, the costs savings was immediate.

Proposal Costs:

While this is very preliminary estimate based on statistics from other jurisdictions and College Place case load.

- \$10,000 Initial startup costs:
 - o Setting up program and administering;
 - o Soliciting and engaging community partners;
 - o “hiring” coordinator
- \$800/mo. \$9,600/year – Prosecuting Authority services, (first year only) (NOTE: based upon the number of cases, types of cases and anticipated qualifying cases, this charge is \$75/case; depending on the amount of attorney involvement, this figure most likely will be reduced);
 - o Case review;
 - o Weekly/bi-weekly/monthly meetings;
 - o Graduations etc.
- \$587/mo. \$7,040/year – coordinator (work from home – stipend for expenses)
- \$300/mo. \$3,600/year – supplies and equipment

TOTAL REQUESTED (year 1):

\$30,240

Future:

I hope to fund future years through indigent defense and prosecution costs to the City, partnering with community based providers and volunteers, and through grant monies. In addition, I anticipate the “startup” funds will not be necessary every year and we can tweak the program for effectiveness and efficiency. Furthermore, if we are successful in our endeavor, we may have the option to provide other jurisdictions with our services for a fee.



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STATEMENT OF QUALIFICATIONS

CITY-OWNED FLEX LIGHT-INDUSTRIAL BUILDING PLANNING STUDY
CITY OF COLLEGE PLACE

AUGUST 28, 2020

Justin Baerlocher, A.I.C.P.
Project Manager

J-U-B Engineers, Inc.
2810 W. Clearwater Avenue, Suite 201
Kennewick, WA 99336

jbaerlocher@jub.com
(509) 783-2144



J-U-B COMPANIES



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GATEWAY
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August 28, 2020

Mike Rizzitiello
City Administrator
College Place City Hall
625 South College Avenue
College Place, WA 99324

RE: CITY-OWNED FLEX LIGHT-INDUSTRIAL BUILDING PLANNING STUDY - PROPOSAL

Dear Mr. Rizzitiello and Selection Committee,

J-U-B is very excited for the opportunity to continue assisting the City of College Place with the preparation of a Planning Study to evaluate three light industrial sites for a future City-Owned Flex light-industrial building. Over the last several years J-U-B has had the honor of working with the City with several projects ranging from the Planning, Engineering, Funding and GIS. This work has given us great pride in helping your community and we would like to continue assist the City with this project. The RFP reveals that there are several key goals of this study that need to be included in the Scope of Work, along with the requirements needed for a CERB Grant. Our understanding of the study includes the following:

- The City is interested in increasing the amount of light industrial land available for development.
- There has been an increased interest by food processing, medical, wine, and tourism industries to locate in College Place. Specifically, the industries are looking for a preconstructed building rather than a greenfield site.
- The region has limited light industrial buildings available for lease.
- The City has identified three potential sites for a future flex light-industrial building.
- The general premise of this study is to do a preliminary engineering analysis to determining the available infrastructure available to each site and identify the most cost effective site to develop, in addition the study will need to detail specific user types and building needs for each user.
- Economic feasibility and marketing is a significant component. The minimum threshold criteria established by the CERB will need to meet potential grant funding requirements.
- Conceptual building and site layouts may be needed to determine the site development options.
- Cost estimates for infrastructure will need to be prepared to support the Economic Feasibility Analysis.

We believe that our existing knowledge of your infrastructure will provide great value for this project.

Over the past several years, we have developed an understanding of your wastewater treatment plant and more recently, your sewer collection system. Our understanding of your sanitary sewer system will allow us to breeze through that portion of the analysis and utilize that budget on other aspects of the study – such as traffic analysis and potential building concepts. We have enjoyed working with your staff and are excited to demonstrate other areas of expertise that our firm can offer College Place.

J-U-B's Core Purpose in our Strategic Plan is "helping each other create better communities" – and urban planning is a key service that we offer in that regard. Throughout this proposal, you will find excellent experience and a team with the passion to help turn your development dreams into a reality.

Based on your RFP, we have assembled a team of professionals with experience in land use planning, transportation planning, engineering, and design. **This is the same team** that assisted in the South College Place Planning Study and has been used in several recent Economic & Feasibility Studies involving industrial parks including one for the Port of Pasco, Port of Sunnyside, City of Connell, and the Port of Othello. **All of these projects had CERB funding and a similar scope.**

In addition to the J-U-B team, we have included two sub-consultant Alivia Metts with The Metts Group and Brian Wilm of Design West Architects. Alivia will provide the economic analysis component of the study and Brian will assist in providing conceptual building layouts suitable for the desired users.

Our approach is unique. We will conduct interviews with existing industrial users to identify demand potential in the area. We will also analyze target industries that could potentially be attracted to the site. With this approach we will be able to identify specific industrial businesses that the City can market for the site. It will also allow us to prepare a more accurate site layout that will meet the needs of the target businesses.

As you review our proposal you will find that J-U-B ENGINEERS, Inc. has the desire, expertise and availability you need to complete the Study in the time frame requested. In this proposal response to your RFP, you will find a brief Firm Profile followed by Experience, Project Team with brief biographies for our key staff, our Project Approach, proposed Table of Contents, Scope of Work and project Budget and Schedule.

Thank you for your time and consideration. We look forward to the opportunity to discuss your project with you in more detail.

Sincerely,

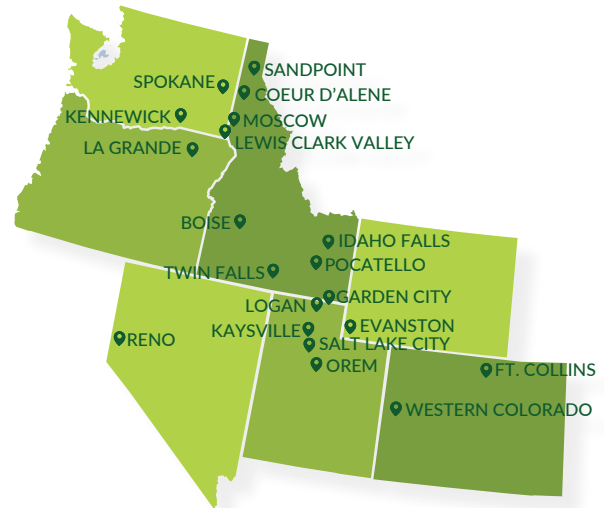


J-U-B ENGINEERS, Inc.
Justin T. Baerlocher, A.I.C.P.
Project Manager

FIRM EXPERIENCE

J-U-B ENGINEERS, Inc. is a full-service engineering firm specializing in **land use planning and analysis, land development, transportation, water/wastewater**, environmental, structural, construction engineering, surveying, hydraulics, and irrigation. J-U-B strives for success by helping each other create better communities. We reach communities from Washington to Colorado and work with many different municipalities, agencies and other interested organizations. Our range of expertise is broad, yet our focus is local.

Our project and client experience is extensive and diverse. J-U-B has successfully completed numerous project for our Eastern Washington and Eastern Oregon clients in everything from Master and Capital Facilities Plans, Road and Highway Projects, Transportation Planning and Analysis, Bridges, Commercial and Industrial Storm Drainage Improvements, Residential Development, Parks and Recreational Facilities, Water and Sewer Facility Design, Land Surveying, Airport Improvements from Master Plans to sizing culverts for private road crossings, Industrial Process Water Treatment, Irrigation Systems and Agricultural.



Some of our municipal clients have been with us for over 30 years. These include:

- | | |
|-------------------------|---------------------|
| ■ City of Walla Walla | ■ Port of Grandview |
| ■ City of Kennewick | ■ Port of Pasco |
| ■ City of West Richland | ■ Port of Benton |
| ■ Port of Walla Walla | ■ Port of Mattawa |

Included on the next few pages are several project examples that demonstrate both our expertise in the requested areas identified in your RFP and our knowledge of the City of College Place. J-U-B has worked on several wastewater projects for the city over the past few years, giving you - the City - a great advantage in choosing us to do this work. Because of our existing knowledge of your sewer system, we will be able to better utilize your budget and focus our efforts on additional areas like transportation and site analysis.

J-U-B has recently worked on the following projects for the City of College Place:

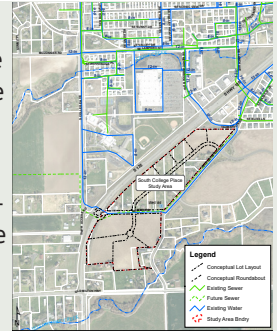
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|---|---|
| ■ Site Master Planning and Infrastructure Studies | ■ Civil Engineering (storm drainage, sanitary sewer systems) |
| ■ Capital Facilities Planning and Analysis | ■ Grant Assistance (preparation of grant applications and late-comers fee agreements/ calculations) |
| ■ Site Feasibility Studies | ■ Economic Study (teamed with sub-consultant subconsultant Metts Group – Alivia Metts) |
| ■ Transportation Planning and Analysis | ■ Land Development Design (Industrial, Commercial, Residential and Institutional) |
| ■ Surveying (Boundary and topographic surveys, Plat, and Binding Site Plan Surveys) | |

PROJECT EXPERIENCE | CITY OF COLLEGE PLACE

SOUTH COLLEGE PLACE PLANNING STUDY

The City has a limited amount of active light industrial land available for development. The purpose of this study was to investigate the economic feasibility of developing a 48-acre site south of College Place and identify potential user who might be interested in developing the site. For this project, J-U-B teamed with The Metts Group to prepare the feasibility study.

The approach used in this project consisted of an economic analysis, master site planning, and infrastructure analysis, similar to your project. In addition, the project identified: potential industrial users and industries who would use the site, target lot sizes need, multiple site layout option which provided the maximum flexibility for the site and future users, public and private infrastructure and public facilities needed for future development, as well as supporting engineering cost estimates. Funding for this project was from Washington State Community and Economic Revitalization Board (CERB) and the final product conformed to the minimum threshold criteria established by CERB.



CITY OF COLLEGE PLACE UGA ANALYSIS

In 2019, J-U-B assisted the City in evaluating the likelihood of future development at four particular areas of town: North Blalock, 12th/Grandview, Marin Airfield, and Peppers Bridge. Three of these areas are currently within the UGA boundary and one is being considered for addition to the UGA boundary. As part of this analysis, the City staff developed a list of potential infrastructure needs that would be necessary for development of each of these four areas. J-U-B then prepared cost opinions for these identified infrastructure projects as well as a summary report and exhibits to show the location of the potential infrastructure needs. This work was used in the analysis of the City Urban Growth Boundary Modification request.

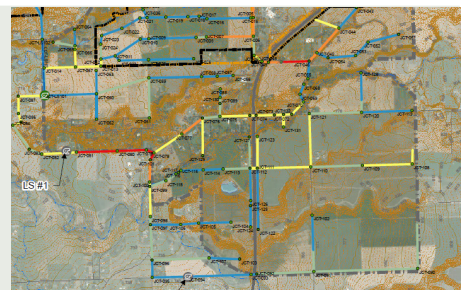
CITY OF COLLEGE PLACE WASTEWATER TREATMENT PLANT

J-U-B began involvement at the Wastewater Treatment Plant (WWTP) back in 2012 with assistance on the National Pollutant Discharge Elimination System (NPDES) permit review. As part of the permit review, we provided valuable insight for delaying the need to implement costly compliance upgrades. Buying more time has been a wise decision for the City given the flux in regulatory permitting – especially in terms of Polychlorinated biphenyls (PCBs). We have since enjoyed working with City Staff and WWTP Operators in developing the Facility Plan for the WWTP which resulted in a Capital Improvement Plan that identifies the most cost-effective upgrades for the next twenty years. We helped the City obtain funding for design of Phase 1 improvements, which are now underway.



CITY OF COLLEGE PLACE SOUTHWEST AREA SANITARY SEWER MASTER PLAN

J-U-B completed a study that involves identification of a sanitary sewer collection system to serve an entire 1,500 acre drainage basin to the southwest of the City. As part of the study, we identified what impacts the overall master plan will have on a proposed 200-acre development as well as suggested cost sharing for the regional lift station facility that was identified to service this drainage basin. Subsequently, J-U-B assisted with funding applications to cover design and construction of the proposed improvements. The project has received millions in grant funding and is scheduled for construction later this year.



PROJECT EXPERIENCE | CERB PLANNING STUDIES

Over the years, J-U-B has completed many Community and Economic Revitalization Board (CERB) Planning Studies. In the last 6+ years, we have created a specialized team that has worked together on three CERB Planning Studies and multiple other Master Plans and Capital Facility Plans. Working together has made us more efficient and has allowed us to develop a better understanding each other's roles in the process of planning and executing your project. In addition to the South College Place Planning Study identified on the previous page, the following are three other projects similar to yours. Funding for each of these projects was from Washington State Community and Economic Revitalization Board and the final product conformed to the minimum threshold criteria established by CERB.

BRUCE SIDING - INDUSTRIAL SITE FEASIBILITY STUDY, PORT OF OTHELLO, WA

In 2013, J-U-B, Real Estate Economics and Land Strategies joined to prepare an economic feasibility study for a 42.8 industrial property owned by the Port of Othello. This property is one of the last remaining undeveloped parcels owned by the Port within the Bruce Industrial area. The approach used in this project consisted of an economic analysis, master site planning, and infrastructure analysis, similar to your project. In addition, the project identified: potential industrial users and industries who would use the site, target lot sizes need, multiple site layout option which provided the maximum flexibility for the site and future users, public and private infrastructure and public facilities needed for future development, as well as supporting engineering cost estimates. The results of this study were used to obtain future local and state funding to develop the site. Funding for this project was from Washington State Community and Economic Revitalization Board and the final product conformed to the minimum threshold criteria established by CERB.



CONTACT INFORMATION

Chris Faix, Executive Director, (509) 488-2544, chris@portofothello.com

EXACT RESPONSIBILITY OF CONSULTANT ON PROJECT

Feasibility Study, Rail Analysis, Economic Analysis, Site Layout & Infrastructure Analysis, and Marketing Plan.

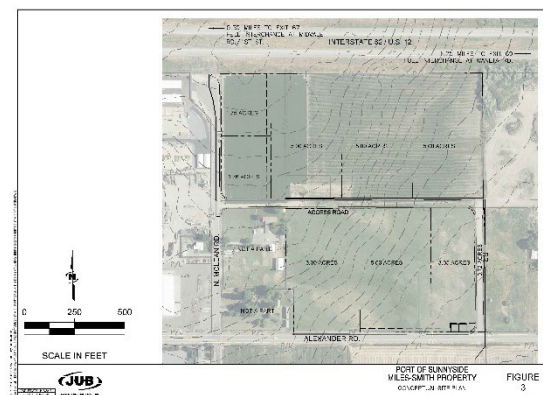
J-U-B PROJECT TEAM

Justin Baerlocher, Ben Volk, Darral Moore, Alex Fazzari, Dave Eacret (retired)

MILES-SMITH PROPERTY — FEASIBILITY STUDY, PORT OF SUNNYSIDE, WA

In 2017, the Port of Sunnyside hired J-U-B Engineers Inc. to analyze the development potential of the 32-acre industrial site located within the City of Sunnyside. Ever since the Port purchased the site, they have had inquiries for small developments. The Port received CERB funding to identify potential users of the site and determine the best use and layout. The three main goals of the study included:

- Identify feasible industrial uses for the Miles-Smith Industrial Site
- Delineate infrastructure improvements necessary to serve recommended potential industrial uses.
- Prepare a marketing strategy to attract targeted industrial users to the subject site.



PROJECT EXPERIENCE | CERB PLANNING STUDIES,

In order to achieve these primary study goals, several corresponding study work elements were prepared as follows:

- Economic feasibility analysis and marketing plan
- Conceptual site plan
- Infrastructure analysis

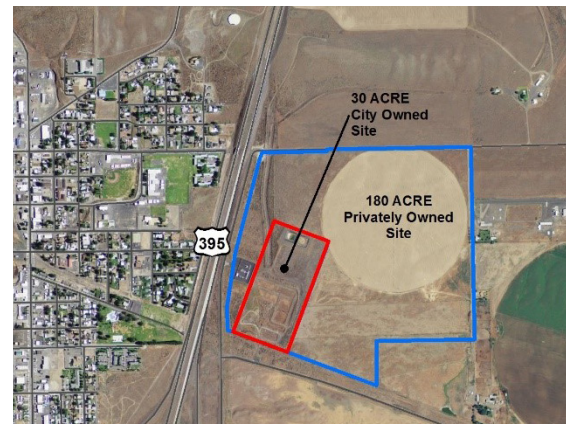
The study's overall focus was on determining the market and physical feasibility of developing the Miles-Smith Industrial Site. Doing so would achieve several Port objectives including the creation of new jobs, increasing the local property tax base, and possibly achieving a positive cash flow from disposition of the property to an industrial user. As a result, the final report provided the Port with a development guide for the Miles-Smith Property. Included in the report was a marketing strategy, a list of potential users for the site, a conceptual site plan, an infrastructure plan, and development costs. This information has allowed the Port to determine how it would like to proceed with developing the site and how to allocate their funds for future development. **View the project here:** https://www.portofsunnyside.com/site/files/file_manager/page/shared/MilesSmith_Flyer_Final.pdf

CONTACT INFORMATION	EXACT RESPONSIBILITY OF CONSULTANT ON PROJECT	J-U-B PROJECT TEAM
Jay Hester, Executive Director, (509) 839-7678, jay@portofsunnyside.com	Feasibility Study, Economic Analysis, Site Layout, & Infrastructure Analysis, and Marketing Plan.	Justin Baerlocher, Ben Volk, Paul Inwards, Alivia Metts

INDUSTRIAL FEASIBILITY AND MASTER PLAN, CITY OF CONNELL, WA

J-U-B teamed with Real Estate Economics and Land Strategies to develop a Feasibility Study and Master Plan for a 30 acre Industrial property owned by the City of Connell. Funding for this project was from Washington State Community and Economic Revitalization Board (CERB) and the final product needed to conform to the minimum threshold criteria established by CERB. Work consisted of the following:

- Identify potential industrial uses for the site.
- Analysis of the infrastructure and public facilities needed for future development.
- Engineering analysis identifying potential impacts of land use to public facilities.
- Prepared supporting engineering cost estimates.
- Identify development enhancement options to increase marketability of site.
- Prepare a detailed industrial development market analysis for the greater Connell/North Franklin County area.
- Deliver a marketing strategy to attract priority industries.
- Transportation & Intersection analysis to identify potential impacts of the proposed development to the existing street network and intersections.



CONTACT INFORMATION	EXACT RESPONSIBILITY OF CONSULTANT ON PROJECT	J-U-B PROJECT TEAM
Steve Taylor, City Administrator (former), (509) 234-2701	Feasibility Study, Economic Analysis, Site Layout, Infrastructure Analysis, Transportation & Intersection Analysis, and Marketing Plan.	Justin Baerlocher, Ben Volk, Darral Moore, Alex Fazzari, Spencer Montgomery, Dave Eacret (retired), Jerry Hann

PROJECT EXPERIENCE | MASTER PLANNING

Several of the Master Planning projects that we have done in recent years have taken on the name of Capital Facilities Plans which have evaluated infrastructure and utility needs. These plans were specifically used for UGA expansion applications and were accepted by the county. Most of the components of these studies are very similar to your project and the CERB Requirements. Our proposed project team has worked together on many of the following projects. The following is a summary of our most recent Master Planning and Capital Facilities Planning Projects.

TRI-CITY RACEWAY URBAN GROWTH AREA CAPITAL FACILITIES PLAN, WEST RICHLAND, WA

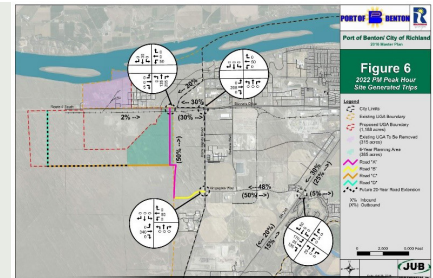
The City of West Richland selected J-U-B to prepare a Capital Facilities Plan for a 92-acre area proposed for addition to the City of West Richland Urban Growth Area. This Capital Facilities Plan analyzed the infrastructure and other public facilities that would be needed in order to meet Level of Service standards for streets, water, and sewer. Potential land use scenarios were prepared to determine the amount of traffic that would be generated as well as water and sewer needs. Supporting engineering analysis was prepared to document the cost of infrastructure to serve the area. The study was subsequently submitted by the City to Benton County to justify the expansion of the Urban Growth Area.

NORTH HORN RAPIDS URBAN GROWTH AREA EXPANSION CAPITAL FACILITIES ANALYSIS & MASTER PLAN, RICHLAND, WA

In 2016, the Port of Benton in conjunction with the City of Richland selected J-U-B to prepare a Capital Facilities Analysis and Master Plan for a 1,341-acre area proposed to be included into the City of Richland Urban Growth Area. The subject property has recently been acquired by the City of Richland and Port of Benton from the Department of Energy.

The purpose of the Capital Facilities Analysis was to provide justification that the City had the necessary infrastructure and ability to support the proposed Industrial area while maintaining Level of Service standards for streets, water, and sewer. Potential land use and site layout scenarios were prepared to determine the amount of traffic that would be generated as well as water and sewer needs. Supporting engineering analysis was prepared to document the cost of infrastructure to serve the area. Extensive coordination between the City, Port, Tribes, State and Federal agencies was required to assure the proposed master plan met the site's specific development constraints.

In addition, J-U-B assisted the City in preparing the Urban Growth Area expansion request to Benton County for approval. The proposed request was approved by the County and incorporated in the City and County's updated Comprehensive Plans.



COTTONWOOD CAPITAL FACILITIES PLAN, RICHLAND, WA

This project included analyzing the infrastructure and public facilities needed for future development of a 184 acre area adjacent to the City of Richland. Potential land use scenarios and engineering analysis were prepared to determine needs and cost estimates. The study was subsequently submitted by the City to Benton County to justify the expansion of the Urban Growth Area.



PROJECT EXPERIENCE | MASTER PLANNING, CONT.

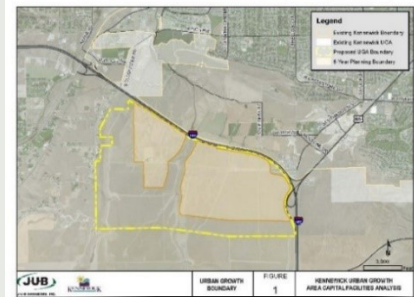
BADGER MOUNTAIN URBAN GROWTH AREA CAPITAL FACILITIES PLAN, RICHLAND, WA

J-U-B teamed with Land Strategies to provide the necessary analysis to answer questions regarding the capital facilities required to serve a 2,100-acre area proposed for addition to the City of Richland Urban Growth Area. This UGA Expansion had previously been challenged through the court system on the basis that the city could not provide services to the area. Therefore, the Eastern Washington Growth Management Hearings Board (EWGMHB) requested that a Capital Facilities Plan for the area be prepared to document the infrastructure and other public facilities that would be needed in order to meet Level of Service standards for streets, water, sewer, schools, police, fire and other necessary city services. Potential land use scenarios were prepared to determine the amount of traffic that would be generated as well as water and sewer needs. Supporting engineering analysis was prepared that documented the cost of infrastructure to serve the area. This underwent public scrutiny, ultimately being accepted by the EWGMHB.

SOUTHRIDGE CAPITAL FACILITIES ANALYSIS FOR URBAN GROWTH AREA EXPANSION CITY OF KENNEWICK, WA

J-U-B performed sanitary sewer, water and storm drainage and traffic impact analysis for the UGA expansion application for 2,600 acres of land south of I-82. In order to receive Washington State approvals to expand the Urban Growth Area the City needed to demonstrate the ability to provide urban services. A 6-year and 20-year impact analysis was evaluated on the existing infrastructure system.

Significant coordination with City staff was part of this effort as several developments and roadways were part of the developing Southridge Area.



OTHELLO BUSINESS PARK MASTER PLAN, PORT OF OTHELLO, WA

J-U-B teamed with Land Strategies to develop an 80 acre master plan for the Port of Othello Business Park. Work consisted of the following:

- Analysis of the infrastructure and public facilities needed for future development.
- Developed potential Land Use Scenarios.
- Engineering analysis identifying potential impacts of land use to public facilities.
- Developed mitigation solutions.
- Prepared supporting engineering cost estimates.
- Prepared graphic illustrations for marketing.
- Identified development enhancement options to increase marketability of the site.

PROJECT EXPERIENCE | TRAFFIC STUDIES

J-U-B Engineers has been performing traffic studies in the State of Washington for over 25 years. Our experience includes a broad range of projects including a single intersection evaluation for a private development in order to meet city requirements and studies that have evaluated as many as 18 intersections for an Urban Growth Area Expansion. Corridor studies for several jurisdictions have also been performed to forecast future traffic volumes and evaluate a range of improvements including traffic signal warrant analysis, safety improvements or comparing roundabouts to traditional improvements. We have also been asked to review traffic studies performed by other firms for some of these jurisdictions as well. The following projects noted on previous pages have also included a traffic analysis component:

- South College Place Planning Study
- Connell Industrial Feasibility and Master Plan
- North Horn Rapids Urban Growth Area Expansion Capital Facilities Analysis & Master Plan
- Tri-City Raceway Urban Growth Area Capital Facilities Plan
- Badger Mountain Urban Growth Area Capital Facilities Plan
- Cottonwood Capital Facilities Plan
- Southridge Capital Facilities Analysis for Urban Growth Area Expansion

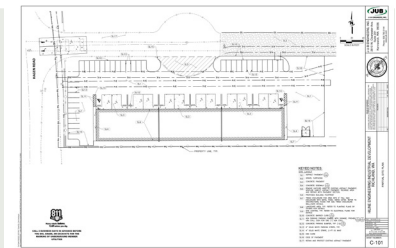
PROJECT EXPERIENCE | LAND DEVELOPMENT DESIGN

J-U-B provides Land Development Design throughout the Pacific Northwest for Industrial, Commercial, Residential, Institutional, Health Care and Governmental facilities. Land Development Design generally includes the land entitlement process, land use planning and permitting, traffic studies, topographical and boundary surveys, platting, easements, construction cost estimates, roadway design, site access, site and lot layout for homes, vehicular flow/routing, buildings and parking areas, earthwork grading, storm drainage design and domestic water and sanitary sewer system design. Project sizes range from small 1-acre commercial pads up to 500+ acre residential developments. As with most projects, schedules and construction budgets are very important to the Developer. To avoid big surprises that can negatively affect the project schedule and construction budget, J-U-B works closely with the project architect and local agencies to help flush out unknown issues before getting too far down the road and communicates regularly with the Developer to inform them of issues that may arise during the due diligence or design process. This experience in land develop will be essential in assisting with analyzing the site developability and identifying potential building layout options.

HILINE INDUSTRIAL SHELL BUILDING, RICHLAND, WA

J-U-B is currently providing Land Development Design for an industrial shell building located in Richland, WA. The project involves an 18,000 square-foot shell building that will have six (6) planned spaces that can be leased for industrial/manufacturing purposes. The project area is approximately 1.5 acres.

J-U-B is preparing design plans that include a Site Layout Plan, Earthwork/Grading Plan, Storm Drainage Plan and Water and Sewer Utility Plan. A complex issue with this site is a high groundwater table that will have an impact on storm drainage design. The design will utilize shallow and flat underground infiltration pipes that will be constructed above the high water table so that stormwater runoff will infiltrate into the subsurface soils prior to the water table. Water quality structures are being designed to remove sediments prior to subsurface infiltration as required by the Washington State Department of Ecology UIC design requirements.



J-U-B TEAM

The J-U-B team assembled for this project has worked together on similar studies and have developed a strong working relationship that will benefit the City of College Place. To streamline communications, reduce duplication of effort, effectively allocate resources, and help ensure consistent delivery of quality work, we propose assigning one individual the responsibility for overall project management, including budget, schedule and resources. This individual, Justin Baerlocher, J-U-B's AICP Planner, will both continuously manage the team's efforts and communicate with you.



ALEX J. FAZZARI, P.E., AREA MANAGER, WATER, SEWER ANALYSIS

Professional Registrations: Professional Civil Engineer – Washington

Alex's capabilities includes project management, planning, design, and construction phase services for water and wastewater facilities. His experience covers water, wastewater, irrigation, stormwater, and environmental restoration projects for private and public entities throughout Washington and beyond.

Over the past 20 years, Alex has honed his expertise in sewer flow monitoring, sewer modeling, sewer collection system design, lift station design, wastewater treatment plant design, water distribution design, water tank design, booster station design, hydraulic modeling, storm collection design, and wetland enhancement. Alex specializes in utility master planning and has been involved with several capital facilities plans and utility studies for UGA expansions. In fact, Alex is currently working on multiple sewer system plans for the City of College Place.

Alex will be involved in the water and sanitary sewer planning and engineering for your study. His familiarity with your sanitary sewer system will provide great value to the City. Alex also has an excellent working relationship with City Staff and enjoys working in a community where he has so many family ties.



JUSTIN BAERLOCHER, AICP, PROJECT MANAGER/PLANNER

Professional Registrations: American Institute of Certified Planners

Justin has over 18 years of experience in working for tribal and municipal governments interpreting and reviewing land use proposals. He also has experience in preparing feasibility studies for projects and the development process of master plans and capital facilities plans. Most recently Justin assisted in the project management of the South College Place Planning Study, Connell Industrial Master Plan, Bruce Siding Industrial Master Plan, and Miles Smith Industrial Feasibility Plan.

Justin's management style is to call upon the specific strengths of each team member to bring the greatest benefits to each project. Justin has assembled this team to meet the needs and identified objectives of your project. He respects the specific goals and objectives of each client and understands the importance of communication with the client to achieve their goals and make them successful.



DARRAL MOORE, P.E.

Professional Registrations: Professional Engineer-Washington, Idaho, Oregon

Darral has over 25 years of engineering experience, specializing in land development for industrial, commercial, residential and institutional developments. Extensive engineering experience includes land use, site feasibility, site layout planning, storm drainage design, modeling and studies, earthwork analysis, utility design, and transportation engineering.

For your project, Darral will be involved in concept site layout, site analysis, cost estimate and conceptual grading analysis. Darral's understanding of industrial site development will be influential to this project.

J-U-B TEAM, CONT.



ELIZABETH RIDLEY, PLANNER

Elizabeth has more than three years of experience working with public and private entities. She has knowledge in land use, transportation, and environmental planning. Since joining J-U-B, Elizabeth has been involved in a variety of projects that require GIS mapping, municipal coordination, and business development.



SPENCER MONTGOMERY, TRANSPORTATION PLANNER

Education: Master's Degree in Urban and Regional Planning

Spencer has an excellent reputation for traffic planning throughout Eastern Washington. Spencer holds a Master's Degree in Urban and Regional Planning and has 27 years of transportation planning experience working with small and large communities and metropolitan areas to meet the transportation challenges posed by growth and development. He has been involved in both small and large corridor studies and traffic impact studies that analyze the benefits and impacts of potential transportation projects. Important in these analyses have been the consideration of alternative road / rail alignments, safety, the multi-modal aspects of bicycles and pedestrians, methods to mitigate negative perceived impacts as well as preserving the long-range value of public investments. Spencer will provide Transportation and intersection analysis for your project.

SUBCONSULTANTS

J-U-B determines the need for subconsultant on a project by project basis. Once a project is defined, we will contract with the appropriate subconsultant that will give the City the best results, while at the same time, keeping them within budget. For your project we have chosen to use The Metts Group to assist with the economic analysis and marking plan for your project and Design West for Conceptual Building options and Cost Estimates for site-analysis.



THE METTS GROUP was founded by **ALIVIA METTS**. She is an economist with over a decade of experience in helping communities thrive. Her insightful economic and demographic analyses guide decision makers in economic and commercial development as well as transportation and environmental planning. Alivia's economist services include:

- ▶ Market Feasibility Assessments
- ▶ Economic Impact Assessments
- ▶ Housing Market Analysis
- ▶ Demographic Analysis
- ▶ Labor Market Analysis and Delivery

Alivia has worked in both the public and private sectors prior to forming The Metts Group. Most recently she was part of the J-U-B team for the South College Place Planning Study and the Miles-Smith Feasibility Study. Alivia's unique approach of conducting local and regional interviews of existing industries allows her to provide detailed results of specific industrial and commercial users who could be contacted or marketed for the site.



Design West Architects, P.A., is a Northwest corporation established in 1983, specializing in the planning and design of educational facilities and public buildings. Over the years, Design West has developed a large and varied client base, and has established quality experience in all facets of planning and design. The firm has become an industry leader in collaborative design of projects that serve the public. They approach all projects with the same philosophy: Our goal is to provide each client with the maximum benefit for the available funding.

BRANDON WILM joined the Design West team in 2002. With passion for the industry, he leads of Kennewick office as a Principal of the firm. He communicates well with owners, facility users, engineers and contractors. Brandon has lead a variety of project types, from small tenant improvement to complex multi-building campus facilities. His practical approach to design balances feasible and timeless architecture with attractive designs. J-U-B has worked with Brandon on several land development projects. DWA will provide insight on building development and associated costs.

PROJECT UNDERSTANDING AND APPROACH

It is our understanding that the City of College Place currently has a short supply of light industrial land with only three active acres of light industrial land. The City would like to target food processing, medical, wine and tourism industries and needs not only the land area but also a flex light industrial building to attract industries. The purpose of this project will be to analysis 3 sites (Martin Airfield, Gugliemelli and Former Umpqua Bank Properties) to determine the developability of these sites for light industrial uses. Specific components of the study include: examine available infrastructure and assets, site developability, determine preliminary cost estimates to improve the site for development and extend utilities to the site, perform an economic and marketing analysis to identify prospective users of the site, and identify specified building features needed to attract potential users.

Our project approach is consistent with the multiple other CERB Planning Studies we have prepared in recent years. We believe we have prepared a proven approach and process that will help us keep on schedule while also addressing your needs. In addition, members of the project team have also worked on the economic analysis from the South College Place Planning Study and have worked on the Sewer Master Plans, which will provide us with a head start when it comes to identifying potential industries and site users as well as preparing the infrastructure analysis for each site.

In order to give you a better understanding of our approach and envisioned final product, the following sections identify the proposed Table of Contents and Scope of Work. In general, we anticipate implement the following tasks:

Task 1 – Kickoff Meeting

A very important component of this effort will be the communication between City staff and the J-U-B Team helping us understand the major issues and concerns the CTUIR has with this project, and how you would like it implemented.

We propose to hold a project kick-off meeting with the J-U-B Team, appropriate City staff, and other key stakeholders at the beginning of the project. This will help establish unity and focus which will lead to better end results. In this meeting we will accomplish the following:

- Allow introductions between key City, J-U-B staff and stakeholders to build solid communication pathways over the entire project.
- Review the key elements of the project and communicate expectation and schedules.
- Communicate the importance of team member involvement and support throughout the project.
- Discuss the overall vision of the project.
- Discuss potential constrains that would hinder the success of the project.
- Discuss potential opportunities that would enhance the project.
- Identify follow-up meetings with key individuals, if necessary.

After the kick-off meeting the J-U-B Team will review the initial Scope of Work and identify if any specific changes are needed.

Task 2 – Economic Feasibility

The overall goal of the Economic Feasibility Study work scope component is to analyze economically feasible industrial uses for the proposed site. This task will be vital in the future phases of the project. The economic analysis will allow us to identify key industries who may be interested in this site. This information will be used later in the project to identify lot size and configuration, infrastructure needs, and wastewater treatment options. Tasks will include:

1. Interview key stakeholders to gather and review pertinent project background data.
2. Assess the locational characteristics of the site relative to industrial market.

3. Evaluate the overall City of College Place area economic outlook for industrial real estate development.
4. Conduct interviews with selected key persons in the College Place catchment area knowledgeable of demand potentials by various industrial uses (e.g. complementary agricultural processing/supplier needs, light manufacturing, warehouse distribution, flex space, etc.).
5. Identify and evaluate potentially competing sites and corresponding industrial uses.
6. Analyze which target industries may locate at the site.
7. Recommend specific companies that should be targeted prospective tenants.
8. Forecast the economic impacts to the City of College Place if the site is fully tenanted with the prescribed potential industrial users.
9. Recommend a project marketing strategy for the site.
10. Prepare a corresponding Economic Feasibility Analysis and marketing strategy for the site.

Task 3 – Site Analysis

The purpose of this task is to prepare a conceptual site analysis and layout for each of the 3 sites to determine the developability of each site. The results of the economic analysis (Task 2) will identify specific types of users looking for property with in the area and their site needs including access and lot size. Tasks will include:

1. Prepare base maps for the site.
2. Review any significant physical impediments to development on the site.
3. Prepare conceptual site plans which will include roadway access and building layouts. The intent would be to identify concepts that allow maximum site flexibility, including utility stubs and easements, etc.
4. Prepare a conceptual utility plan (of the selected lot configuration) which will show the proposed size and locations of the proposed water services to each of the proposed lots.

Task 4 – Infrastructure Analysis

The purpose of the Infrastructure Analysis component is to evaluate on and off-site infrastructure available to the site. As a result of the Site Analysis, this task will provide more in-depth analysis of the Infrastructure to serve each site. Tasks will include:

1. Transportation Analysis – Collect existing conditions traffic data, evaluate trip generation rates, determine roadway cross-section needs including turn lanes and traffic control. Prepare cost estimates for the internal roadway and proposed off-site improvements needed.
2. Water - Review the existing Water System Plan and determine the ability to serve the site with domestic water and review impacts to water system facilities owned by the City of College Place based upon build-out of the site. Information will be collected to layout and master plan the domestic water system to serve the development at build-out conditions.
3. Sewer – Review any impacts to offsite sanitary sewer collection system and wastewater treatment facilities owned by the City based upon build-out of the site.
4. Stormwater – Identify storm water collection options to serve the development. It is assumed that post-development flows will be limited to a peak flow equivalent to that of existing conditions. No review of the impacts to offsite storm facilities will be performed. The necessary storm water detention/retention facilities will be located and sized per local standards.
5. Irrigation – Identify irrigation requirement and providers for the proposed industrial site.
6. Electrical – Coordinate with the appropriate electrical utility provider to identify the main infrastructure requirements to serve the Industrial Area.
7. Telecommunications – Coordinate with the appropriate telecommunications utility providers to identify the main infrastructure requirements to serve the Industrial Area.
8. Natural Gas – Coordinate with the appropriate natural gas providers to identify the main infrastructure requirements to serve the Industrial Area.
9. Figures - Develop figures for each utility to show the main infrastructure required to serve each site.
10. Cost Estimates - J-U-B will prepare site development costs for each site including building, grading, stormwater and detention facilities, and water and sewer services, as well as coordinate site electrical, telecommunications and natural gas costs. These estimates will help the City determine infrastructure costs for the development. Cost Estimates will also include off site infrastructure improvements needed to bring infrastructure to the site.

Task 5 – Project Coordination and Final Plan Documentation

After the economic analysis is completed, a preferred land use plan alternative is selected, and the infrastructure analysis is compiled, a final plan can be prepared. However, prior to the preparation of the final plan the project team will hold at least two meetings with City staff to review the status of the project. Largely, the agenda for these meeting will be to review the outcome of the economic analysis, review the site layout plans and discuss the outcome of the infrastructure an analysis.

It is intended that the final plan would include the preparation of the Economic and Feasibility Plan into one document including proposed land use designations, lot layouts, circulation, environmentally sensitive areas and utility/roadway access.

If needed, J-U-B will present the findings and recommendations of the study to the City Council or Planning Commission.

The following three sections identify the proposed Table of Contents for the final report as well as the proposed Scope of Work and Schedule.

PROPOSED TABLE OF CONTENTS FOR REPORT

The following is a draft of the proposed table of contents we anticipate using for the report. Various sections may be modified after our initial scoping meeting. The proposed table of contents is the general format we have been using in the past three CERB funding feasibility studies.

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 - b. Study Goals
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 - b. Summary
3. **CONCEPTUAL SITE ANALYSIS**
 - a. Zoning
 - b. Easements
 - c. Setbacks
 - d. Access
 - e. Building Area
4. **INFRASTRUCTURE ANALYSIS**
 - a. Transportation System
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 - e. Other Utilities
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- Appendix A: Market Feasibility Analysis
 Appendix B: Traffic Analysis Reports
 Appendix C: Cost Estimates for Infrastructure

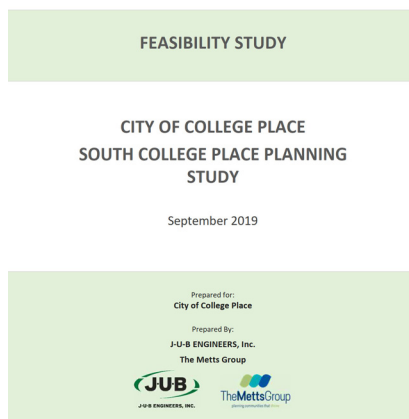
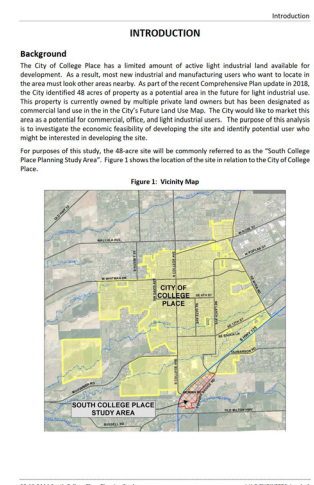


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SCOPE OF WORK

The following draft detailed Scope of Work is intended to provide the City of College Place (COCP) with a description of work to be performed in order to complete the City-Owned Flex Light-Industrial Building Planning Study.

Assumptions for the study include:

1. The primary study area includes three independent sites which are to be considered for a City-owned flex-industrial building: Martin Airfield, Gugliemelli, and former Umpqua Bank properties.
2. The study will include five major components: Infrastructure Analysis, Conceptual Site Analysis, Economic Feasibility Study, Marketing Study and Wage Analysis.
3. The Consultant will have the primary responsibility for preparing the necessary base maps and written documentation explaining the report.
4. Other documents which will be utilized and provided by the City for this analysis include:
 - a. The City of College Place Comprehensive Plan and Land Use Map;
 - b. The City of College Place Zoning Code and Zoning Map;
 - c. The City of College Place Capital Facilities Plan;
 - d. Utility data from providers;
 - e. The City of College Place 6-year Transportation Improvement Program;
 - f. The City of College Place Water System Plan;
 - g. GIS and aerial data available;
 - h. Other surveys or studies pertinent to the site; and
 - i. Any available documents that delineate competitive industrial sites in the College Place or Walla Walla County area.

The following detailed Scope of Work is divided into four groups. These sections will provide the basic work tasks on which the Infrastructure Analysis, Conceptual Site Analysis, Economic Feasibility, Marketing & Wage Study, and Project Coordination.

ECONOMIC FEASIBILITY, MARKETING AND WAGE STUDY

The overall goal of the Economic Feasibility Study work scope component is to analyze economically feasible industrial uses for the proposed site. This target industry analysis is comprised of two components: (1) an industrial market feasible study, and (2) a recommended marketing strategy. This economic feasibility portion of the study will conform to the minimum threshold criteria established by the Washington State Community and Economic Revitalization Board (CERB). Tasks will include:

Economic Feasibility

1. Interview key stakeholders to gather and review all pertinent project background data concerning site economic potentials and related to the City goals and motivations.
2. Assess the locational characteristics of the 60-acre site relative to industrial market feasibility including size, utilities, build-out capacities, possible rail access, relative distances, vehicular access, and exposure.
3. Evaluate the overall City of College Place and Walla Walla County area economic outlook for industrial real estate development, emphasizing and prioritizing those factors that would influence the future location of light industrial activities at the subject site.
4. Conduct interviews with selected key persons in the City of College Place catchment area knowledgeable of demand potentials by various industrial uses (e.g. complementary agricultural processing/supplier needs, light manufacturing, warehouse distribution, flex space, etc.).
5. Identify and evaluate potentially competing sites and corresponding industrial uses (existing and potential) both locally and regionally. Such market factors as competitive site sizes, building type offerings, and absorption experience will be analyzed.
6. Analyze which target industries potentially might locate at the site. This would include the prescription of specific industrial target types as classified by the North American Industry Classification System (NAICS).
7. Recommend (to the extent the budget permits) specific companies that should be targeted by the City as

- prospective tenants on the site.
8. Characterize the building types such target companies would typically require and translate that into market-based physical siting requirements.

Wages

9. Forecast the economic impacts on the City of College Place and Walla Walla County if the site is fully tenanted with the prescribed potential industrial users (if needed). Such impact estimates will be measured in terms of potential new jobs created, their corresponding income, and new local and state tax revenues.

Marketing

10. Recommend a project marketing strategy for the site. It will include identification of the prescribed potential target industry types and recommended target companies. It will also identify specific industrial real estate broker contacts in the area and recommend approaches to work with them to effectively market the property.
11. Coordinate this recommended marketing strategy plan with J-U-B and The Metts Group, who will be preparing various site master plan and infrastructure assessments such as site zoning considerations, layout alternatives, utility capacity parameters, capital facilities plan, capital costs versus anticipated revenues, aerials, base maps, etc.
12. Prepare a corresponding industrial market feasibility study report and marketing strategy recommendations meeting the minimum CERB requirements.
13. If the project is determined to be feasible, the following information will be provided within the final report:
 - a. Total estimated jobs created (in FTEs).
 - b. Describe benefits offered to employees.
 - c. Describe the median hourly wage of the new jobs in relation to the median hourly Walla Walla County wage.
 - d. The Walla Walla County three-year unemployment rate in relation to the state rate.
 - e. Walla Walla County population change in the last five years.
 - f. The estimated jobs created represent what percentage of the County's labor force.
 - g. The estimated jobs created represent what percentage of the County's unemployed workers.
 - h. Estimated new annual state and local revenue generated by the private business.
 - i. Estimated private investment generated by project.

CONCEPTUAL SITE PLAN

The purpose of the Conceptual Site Plan component of the work scope is to evaluate the site to ensure compatibility with the adjacent property with respect to layouts and identify potential overall impacts to off-site infrastructure. Additionally, the Conceptual Site Plan will identify conceptual lot layouts to maximize flexibility within the site and provide planning level utility analysis and identify infrastructure impacts and costs to promote development of the site. Tasks will include:

1. Prepare base maps for the site.
2. Review any significant physical impediments to development on the site and calculate the maximum build-out under current City of College Place Zoning Code, including: total industrial square footage; land coverage; and likely industrial uses. This would be based on broad assumptions and would likely be a range of values. It would be used primarily to calculate roadway access and utility requirements as they may affect the site.
3. Prepare up to two (2) additional conceptual lot configurations which will include roadway alignments, utility corridors and rail access. The intent would be to identify concepts that allow maximum site flexibility, including utility stubs and easements, flexible lot line layouts, etc.
4. Prepare a conceptual utility plan (of the selected lot configuration) which will show the proposed size and locations of the proposed water and sewer services to each of the proposed lots. This plan will help determine what services are needed depending on how the overall development is constructed. It is anticipated the construction of stormwater improvements will be located on each individual lot and will be the responsibility of the individual lot developer. As a result, they will not be shown on the utility plan. It is also anticipated the irrigation service for a proposed industrial development will not be deeded and will not be shown on the utility map.
5. J-U-B will send the conceptual utility plan to the electrical, telecommunications, and natural gas providers to coordinate additional utility services; however, these utilities will not be shown on the conceptual utility plan. All improvements will be shown in a conceptual manner and are not considered final design drawings.
6. Prepare a detailed capital facility analysis which would include total capital costs verses total anticipated

revenue generated by development utilizing tax information from the City, property sales, state and federal grants and loans etc. The purpose of this study would be to identify future sources of revenue that could be utilized by the City in order to develop both on-site and off-site improvements needed for the site.

7. Review City of College Place Zoning Code and Comprehensive Plan and recommend required modifications or new; design guidelines or code changes to promote the desired use of the site.
8. Prepare final plan view renderings of the selected conceptual site plan for marketing in PDF format.

INFRASTRUCTURE ANALYSIS

The purpose of the Infrastructure Analysis component of the work scope is to evaluate on and off-site infrastructure available to the site. Tasks will include:

1. Transportation Analysis – Collect existing conditions traffic data, evaluate trip generation rates, determine roadway cross-section needs including turn lanes and traffic control. Prepare cost estimates for the internal roadway and proposed off-site improvements needed.
2. Water – Review impacts to water system facilities owned by the City based upon build-out of the site. Information will be collected to layout and master plan the domestic water system to serve the development at build-out conditions. Operation and maintenance costs will not be addressed. Phasing plans will not be addressed.
3. Sewer – Review any impacts to offsite sanitary sewer collection system and wastewater treatment facilities owned by the City based upon build-out of the site.
4. Stormwater – Identify storm water collection options to serve the development. Information collected and developed will be to reflect development densities and phasing plans. It is assumed that post-development flows will be limited to a peak flow equivalent to that of existing conditions. No review of the impacts to offsite storm facilities will be performed. The necessary storm water detention/retention facilities will be located and sized per City of College Place standards.
5. Irrigation - If needed, we will coordinate with the local irrigation provider to identify the main infrastructure requirements to serve areas adjacent to the industrial area. It is assumed that onsite irrigation will be relinquished once the property is platted for industrial development.
6. Electrical - Coordinate with the appropriate electrical utility provider to identify the main infrastructure requirements to serve the Industrial Area.
7. Telecommunications - Coordinate with the appropriate telecommunications utility providers to identify the main infrastructure requirements to serve the Industrial Area.
8. Natural Gas – It is assumed that natural gas capacity is not available and will not be provided to the property.
9. Develop figures for each utility to show the main infrastructure required to serve the Project Area.
10. J-U-B will prepare site development costs that would include internal roads, stormwater detention facilities, and water and sewer services, as well as coordinate site electrical, irrigation canals, railroad, telecommunications and natural gas costs. These estimates will help the Client determine infrastructure costs. Cost estimates will also include off site infrastructure improvements needed to bring infrastructure to the site.
11. Prepare a summary of the infrastructure needs, recommendations, and cost estimates to support the development of the site.

PROJECT COORDINATION & REPORT PREPARATION

1. Coordinate kickoff meeting to discuss project with the City, and other utilities with the client and project team to determine study needs, appropriate on-site and off-site issues for evaluation.
2. Attend up to two (2) meetings with the City staff to review draft concepts and a provide project status update.
3. Prepare the Draft Economic Feasibility Study.
4. Present the findings and recommendations of the Economic Feasibility Study to the City.
5. Prepare revisions to the Draft Economic Feasibility Study.
6. Provide one (1) digital copy and (1) hard copy of the final Economic Feasibility Study.
7. Prepare final plan view rendering of the site for marketing.

ITEMS NOT INCLUDED AS PART OF THIS EFFORT

- Detailed onsite investigations regarding soil analysis, topography, etc.
- Operations and maintenance costs analysis for utilities.
- Phasing plans for improvements.
- Engineering design of utility or any roadway improvements.
- Development of design guidelines or Covenants, Conditions and Restrictions (CC&R's) for the site. J-U-B can provide upon request.
- Lighting and landscape plan is not included. J-U-B can provide upon request.
- Platting and/or zone change is not included. J-U-B can provide upon request.
- Boundary, Topographical or ALTA survey is not included. J-U-B can provide upon request.
- Traffic Impact Analysis, intersection plan, traffic counts or signal warrant analysis are not included. J-U-B can provide upon request.
- Geotechnical Investigation is not included.
- All fees, permits and recording fees will be paid by others.
- Phase 1 Environmental is not included.
- Marketing boards and brochures are not included. J-U-B can provide upon request.

SCHEDULE OF SERVICES

Predicated upon timely receipt of City provided information, typical review periods, and active direction during work, J-U-B anticipates that the above outlined Scope of Work will be completed within 120 working days from the Notice to Proceed.

EXTRA WORK

CLIENT may desire to have CONSULTANT perform work or render additional services within the general scope of this Agreement. Such work shall be considered as Extra Work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by CLIENT.

PROJECT BUDGET & SCHEDULE

We have shared the project scope of work with all of our team members and have secured their 100% commitment to this project. J-U-B has recently wrapped up several large projects so the timing could not be better. The schedule below shows how we would propose to have this project complete within the required 10 months from the start date. In fact, we believe we will be able to complete the project well in advance of this deadline. We are committed to completing your project on time and within budget. Please note that the proposed schedule may be adjusted as a result of the kickoff meeting. In addition, the schedule does not address potential delays related to agency review, funding guidelines, etc.

	2020					2021						
	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
KICKOFF MEETING		>										
ECONOMIC FEASIBILITY				>								
SITE PLAN						>						
INFASTRUC-TURE ANALYSIS												
FINAL DOCU-MENTATION												

> denotes key meetings with staff to review status of project tasks

The following two pages include a man-hour estimate (Exhibit A) for each team member by task as well as the proposed cost. We believe we will be able execute the scope of work identified earlier within your proposed budget of \$66,667. In fact, there might even be some options to modify the scope and tasks to extend your budget even further. The final page is the hourly fee schedule (Exhibit B) for each position for the year 2020.

Thank you for your time in reviewing our proposal. If you have any questions, please don't hesitate to call so we can discuss: (509) 783-2144.

EXHIBIT A

SOUTH COLLEGE PLACE PLANNING STUDY

MAN-HOUR ESTIMATE

PROJECT TASK	Planner - Lead	Program Manager - Lead	Project Engineer - Discipline Lead	Planner - Discipline Lead	Planner	CADD Designer	Administrative Assistant	Total Hours	Task Cost
	Justin	Alex	Darral	Spencer	Elizabeth				
Economic Study (Lump Sum from Consultant)									
Economic Analysis									
Marketing Plan									
Wage Study									
Subtotal									\$ 18,000
Conceptual Site Analysis									
Concept Plans	1	0	8	0	1	4	0	14	\$ 2,337
Utility Plans	0	4	0	0	1	0	0	5	\$ 922
Graphics	0	0	0	0	0	12	0	12	\$ 1,440
Building Concepts (From Consultant)									\$ 5,000
Revisions	1	0	0	0	1	4	0	6	\$ 737
Subtotal	2	4	8	0	3	20	0	37	\$ 10,436
Traffic Analysis									
Document Review	0	0	0	4	0	0	0	4	\$ 740
Traffic Counts (3)	0	0	0	0	0	12	0	12	\$ 1,440
Existing Conditions Level of Service	0	0	0	8	0	0	0	8	\$ 1,480
Future No-Build Traffic Volumes	0	0	0	10	0	0	0	10	\$ 1,850
Future Build LOS Analysis	0	0	0	8	0	0	0	8	\$ 1,480
Subtotal	0	0	0	30	0	12	0	42	\$ 6,990
Utility Analysis									
Document Review	1	5	6	0	4	0	0	16	\$ 2,823
Utility Inventory	1	2	2	0	4	0	0	9	\$ 1,423
Facility Requirements - Sanitary Sewer	0	12	0	0	1	0	0	13	\$ 2,522
Facility Requirements - Storm	0	0	2	0	1	0	0	3	\$ 522
Facility Requirements - Water	0	20	0	0	1	0	0	21	\$ 4,122
Facility Requirements - Power, Communication, Gas	1	0	0	0	4	0	0	5	\$ 623
Subtotal	3	39	10	0	15	0	0	67	\$ 12,035
Project Coordination & Report Preparation									
Base Maps	2	0	0	0	6	18	0	26	\$ 3,162
Cost Estimates	0	2	10	2	0	0	0	14	\$ 2,770
Funding Sources	1	0	0	0	3	0	0	4	\$ 501
Capital Facilities Funding	1	0	0	0	4	0	0	5	\$ 623
Document Preparation	2	6	6	6	12	0	8	40	\$ 5,620
Document Review/Revisions	2	2	2	0	2	0	4	12	\$ 1,502
Workshop/City Meetings(4)	18	4	6	0	4	0	2	34	\$ 5,012
Subtotal	26	14	24	8	31	18	14	135	\$ 19,190
Hour Summary	31	57	42	38	49	50	14	281	
Fee Summary	\$ 4,185	\$ 11,400	\$ 8,400	\$ 7,030	\$ 5,978	\$ 6,000	\$ 658		
								TOTAL	\$ 66,651

EXHIBIT B

J-U-B ENGINEERS, INC.

2020 FEE SCHEDULE

J-U-B Engineers, Inc. - 2020 Rate Table - CONFIDENTIAL					
Billing Code	Labor Category	Houly Rate	Billing Code	Labor Category	Houly Rate
100	Administrative Support	\$ 42.00	300	Planning Technician	\$ 85.00
102	Administrative Assistant	\$ 47.00	302	Planner	\$ 122.00
104	Senior Administrative Support	\$ 68.00	304	Planner - Lead	\$ 135.00
110	PFA (Project Financial Accountant)	\$ 70.00	306	Planner - Senior	\$ 168.00
112	PFA - Lead	\$ 85.00	308	Planner - Discipline Lead	\$ 185.00
114	PFA - Senior	\$ 95.00	310	Environmental Scientist Assistant	\$ 75.00
120	Technical Writer	\$ 70.00	312	Environmental Scientist	\$ 90.00
122	Technical Writer - Lead	\$ 75.00	314	Environmental Specialist - Lead	\$ 128.00
124	Technical Writer - Senior	\$ 100.00	316	Environmental Specialist - Senior	\$ 148.00
200	Survey Technician	\$ 72.00	318	Environmental Specialist - Discipline Lead	\$ 170.00
202	Survey Technician - Lead	\$ 95.00	320	TLG Assistant	\$ 78.00
204	Survey Technician - Senior	\$ 115.00	322	TLG Practitioner	\$ 118.00
210	Assistant Surveyor	\$ 75.00	324	TLG Practitioner - Lead	\$ 130.00
212	Assistant Surveyor - Lead	\$ 107.00	326	TLG Practitioner - Senior	\$ 160.00
214	Professional Land Surveyor	\$ 127.00	328	TLG Discipline Lead	\$ 185.00
216	PLS - Lead	\$ 142.00	330	GIS Technician	\$ 72.00
218	PLS - Senior	\$ 170.00	332	GIS Analyst	\$ 90.00
220	PLS - Discipline Lead	\$ 185.00	334	GIS Dev. Analyst	\$ 110.00
230	CAD Technician - Drafter	\$ 80.00	336	Senior GIS Analyst	\$ 135.00
232	CAD Technician - Designer	\$ 105.00	338	Senior GIS Dev. Analyst	\$ 155.00
234	CAD Designer - Lead	\$ 120.00	340	GIS Discipline Lead	\$ 175.00
236	CAD Designer - Senior	\$ 130.00	350	Landscape Designer	\$ 78.00
240	Project Designer	\$ 105.00	352	Landscape Architect	\$ 90.00
242	Project Designer - Lead	\$ 127.00	354	Landscape Architect - Lead	\$ 125.00
244	Project Engineer	\$ 148.00	356	Landscape Architect - Senior	\$ 140.00
246	Project Engineer - Lead	\$ 163.00	358	Landscape Architect - Discipline Lead	\$ 150.00
248	Project Engineer - Senior	\$ 190.00	400	Assistant Project Manager	\$ 145.00
250	Project Engineer - Discipline Lead	\$ 200.00	402	Project Manager	\$ 172.00
252	Project Engineer - Discipline Lead - Senior	\$ 210.00	404	Program Manager	\$ 193.00
260	Construction Observer	\$ 100.00	406	Program Manager - Lead	\$ 200.00
262	Construction Observer - Lead	\$ 116.00	408	Program Manager - Senior	\$ 210.00
264	Construction Observer - Senior	\$ 128.00			
270	Construction Management Assistant	\$ 100.00			
272	Construction Manager	\$ 142.00			
274	Senior Construction Manager	\$ 170.00			
276	Construction Manager - Discipline Lead	\$ 210.00			

Notes:

- 1) Rates subject to change on a yearly basis.
- 2) GPS, mileage, per diem, and other direct costs will be specified in Project Scopes of Work and budgets. No direct costs will be charged without Client approval.
- 3) A 10 percent markup will be applied to Subconsultant fees to account for admin costs and additional risk to J-U-B.

Lions Park Trails & Fishing Pond

LWCF 20-1360



Lions Park Trails and Fishing Pond

THIS...



to THIS...



RECREATION PATHWAY

FISHING PLATFORM

FISHING POND

LION'S PARK RENOVATIONS - FISH POND



Lions Park Trails and Fishing Pond

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

NORTH PARKING LOT

PARK SIGN

CENTRAL ENTRANCE
WITH SCULPTURE

GARRISON CREEK

PLAY AREA ENTRANCE

SPLASH PAD

NATURE PLAY AREA

RESTROOM

PICNIC SHELTER

BASEBALL BACKSTOP

YOUTH SOCCER

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

FUTURE TRAIL
CONNECTION

FISHING DOCK
WITH ADA ACCESS

FISHING POND

NORTH

GRANT REQUEST

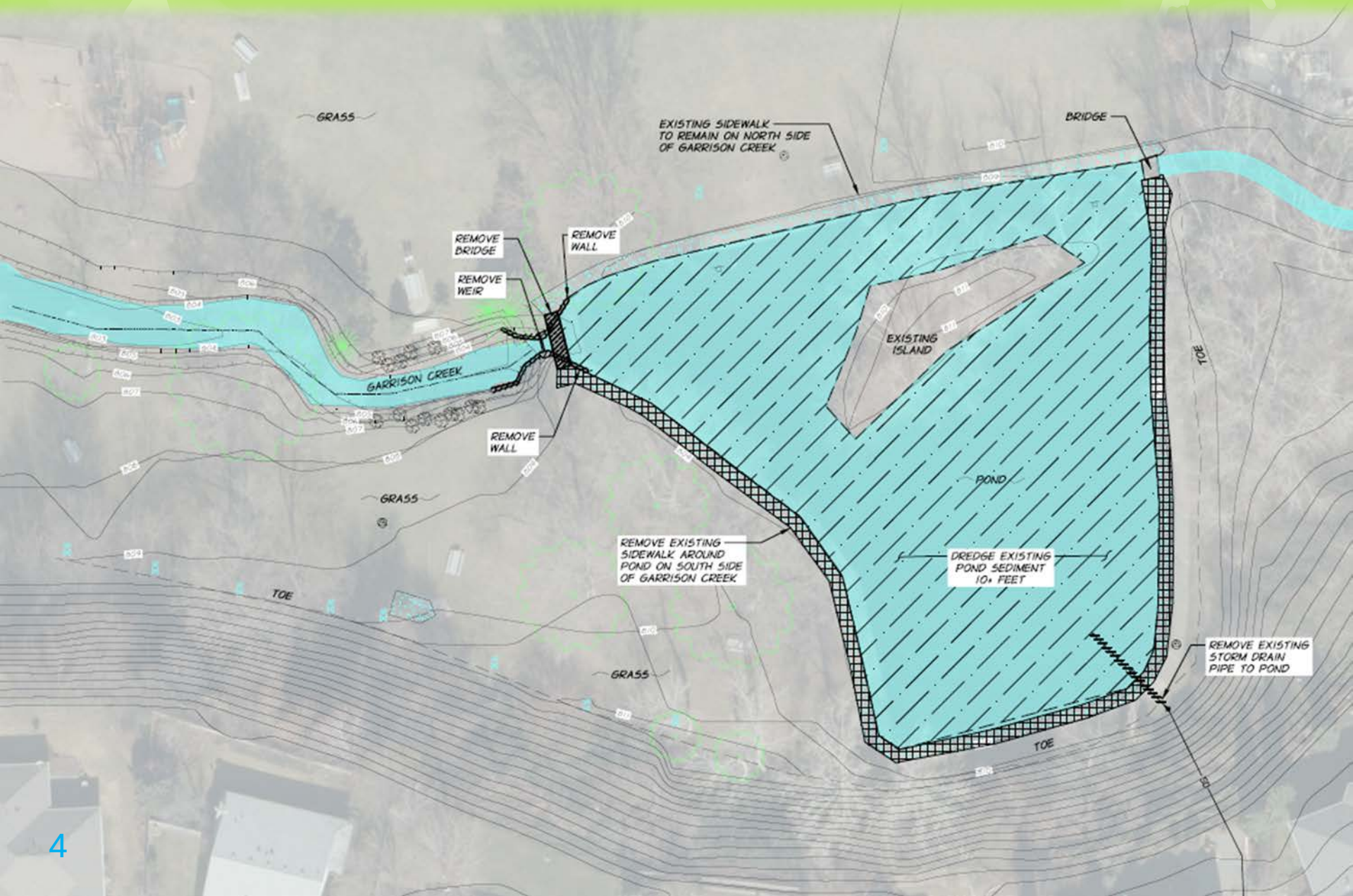
*NOT TO SCALE

3

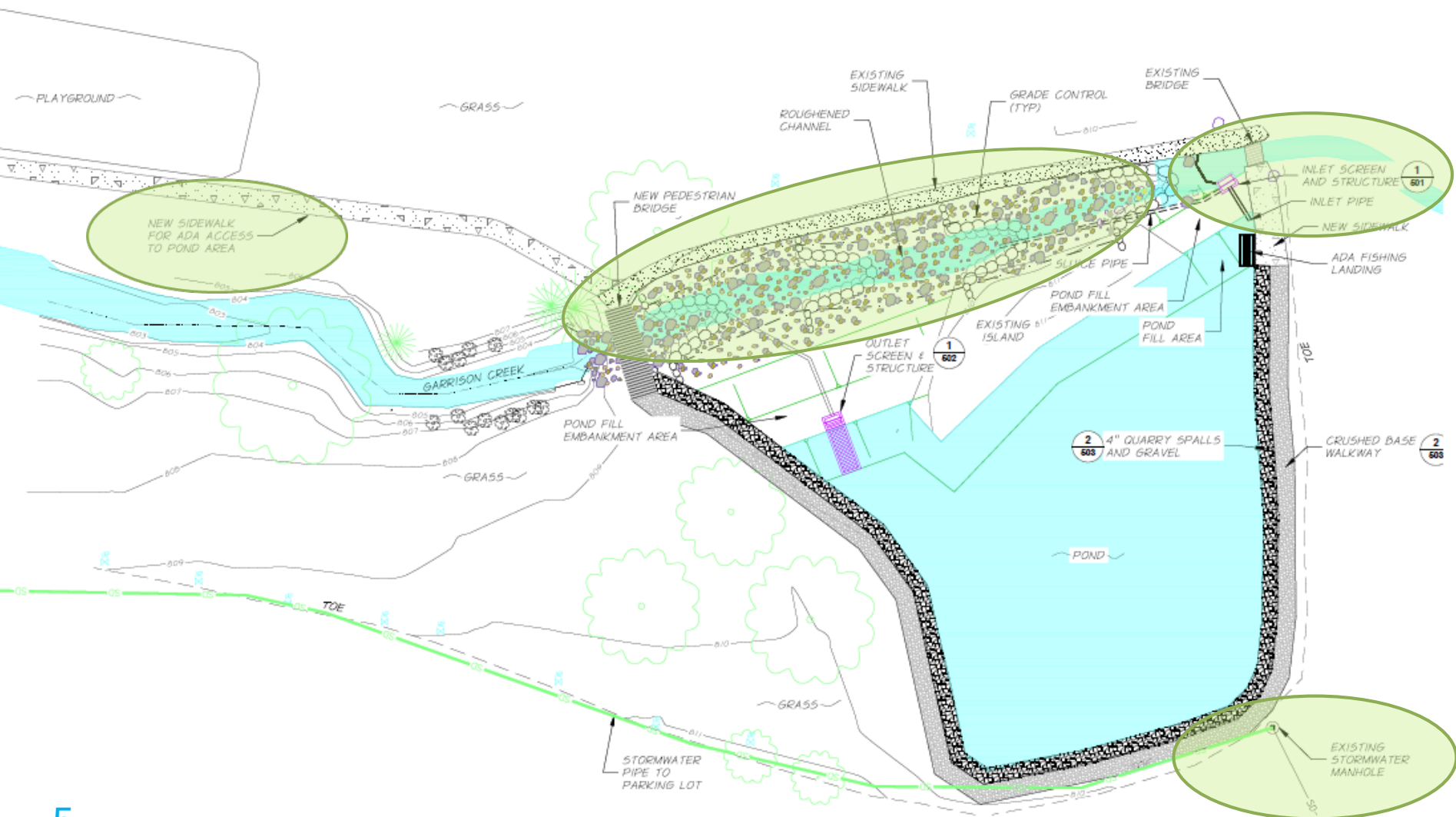
LION'S PARK RENOVATIONS - PLAN VIEW



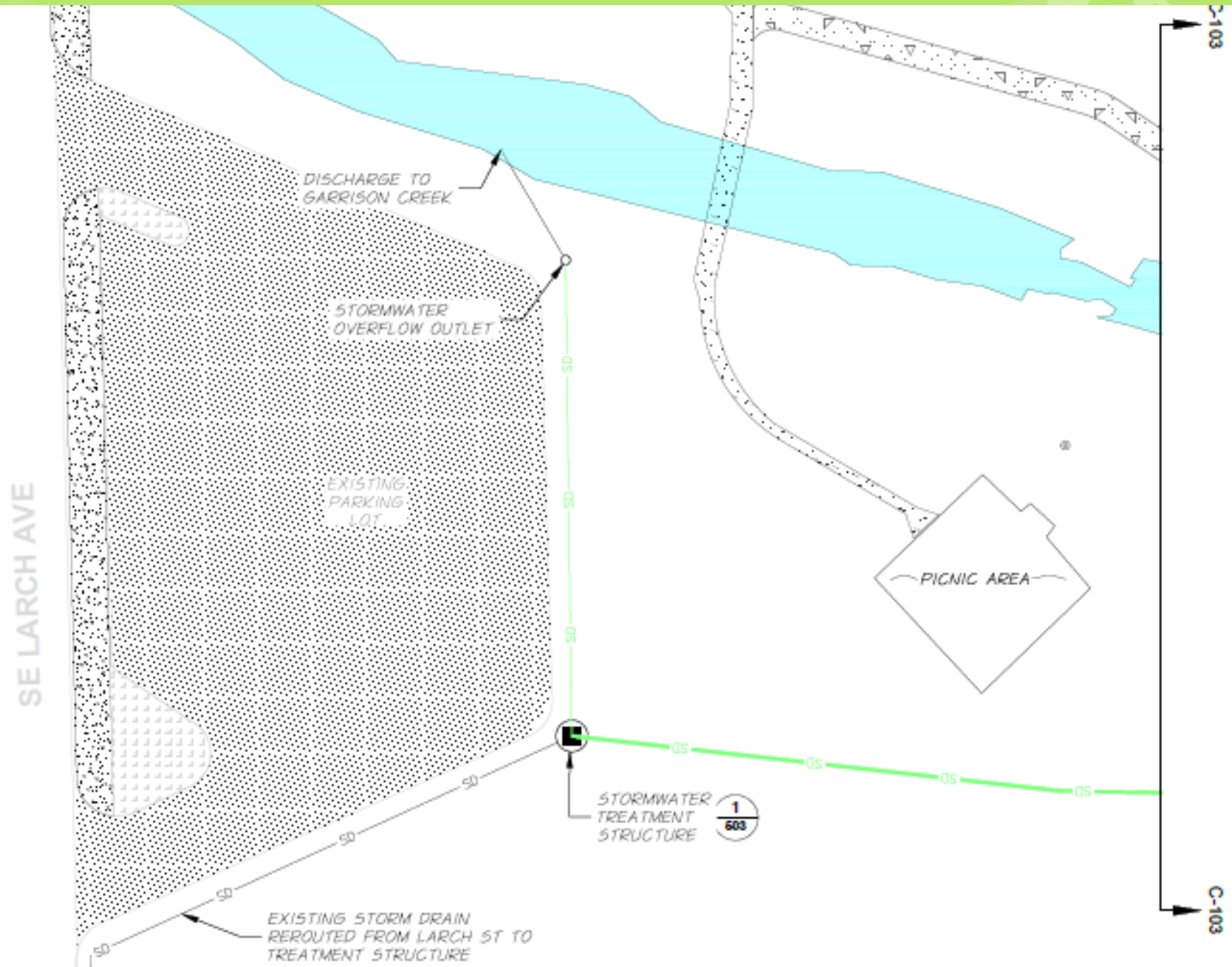
Lions Park Trails and Fishing Pond



Lions Park Trails and Fishing Pond



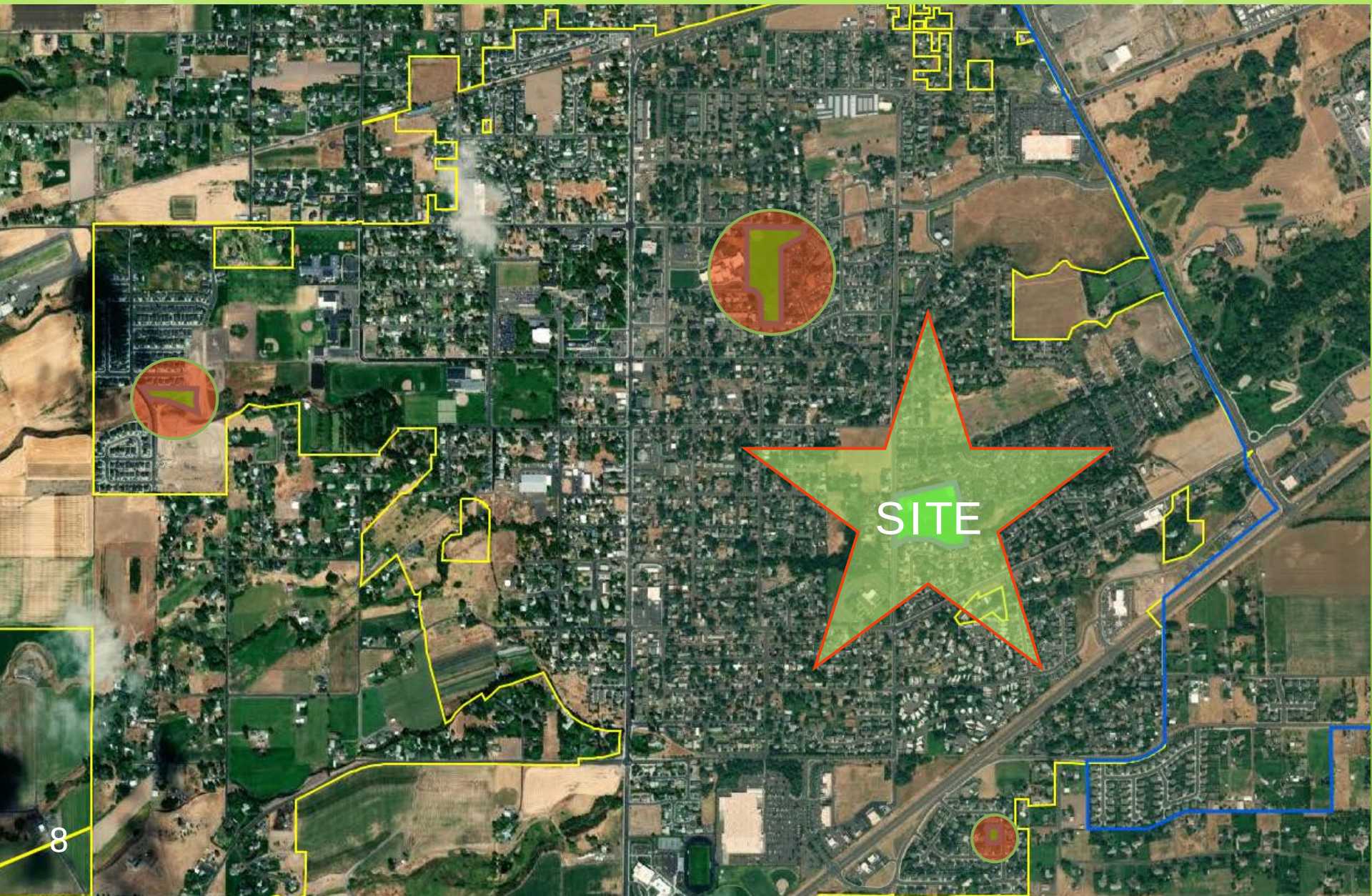
Lions Park Trails and Fishing Pond



COLLEGE PLACE, WALLA WALLA COUNTY



SITE LOCATION MAP: SERVICE AREA



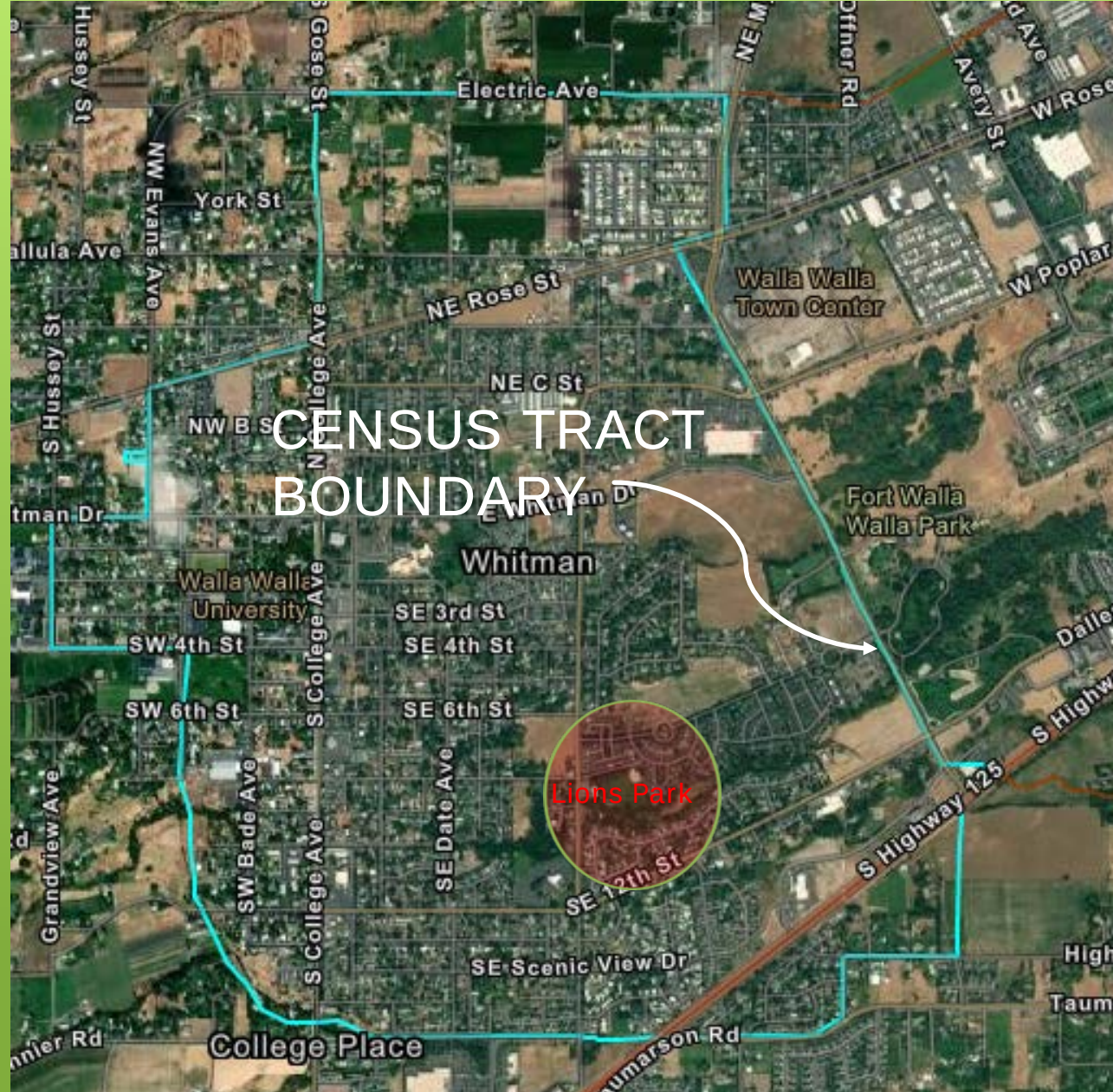
SITE LOCATION MAP: Bus Route

COLLEGE PLACE CIRCULATOR



1. Need – Service Area

- Census tract covers 90% of City



1. Need – Existing Conditions

- Point source pollution – contributes to algae bloom



1. Need – Existing Conditions

- Low Oxygen Levels – endangers fish

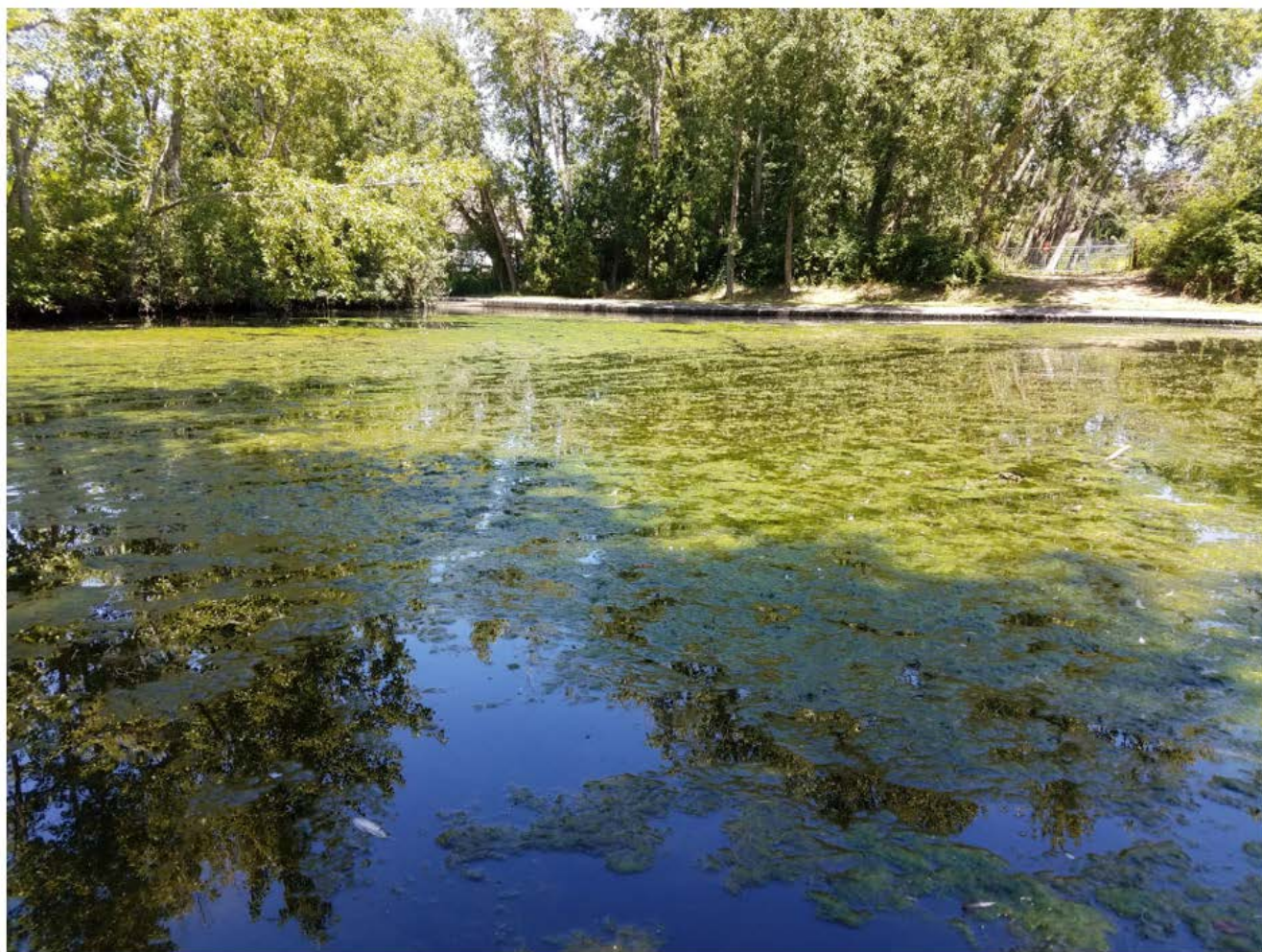


Photo – Algae Bloom July – Severely lower oxygen levels

1. Need – Existing Conditions

- No pathway connection to parking lot
- Sloping Trail
 - Safety issue for wheelchair users
 - Safety issue for young children
 - Slippery in winter & spring



Photo 3 - Sloping concrete pathway at the water's edge of the pond

1. Need – Existing Conditions

- Weir – traps silt – blocks fish passage



Photo 1. Fishing Pond Outlet

1. Need: Inventory



WDFW Stocked Fishing Pond



Nearest Trail system

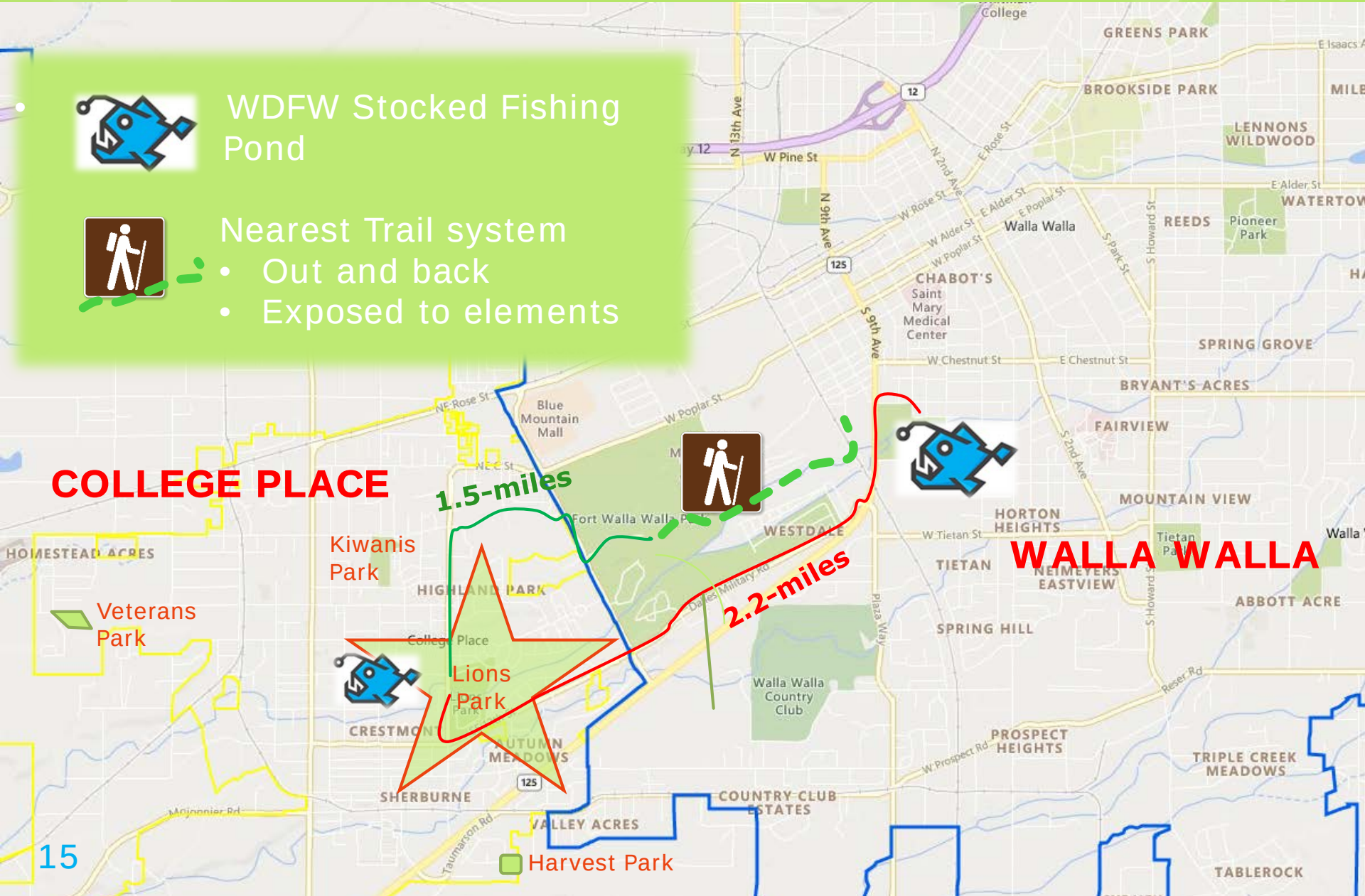
- Out and back
- Exposed to elements

COLLEGE PLACE

1.5-miles

2.2-miles

WALLA WALLA



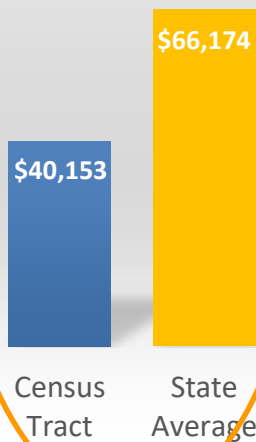
1. Need: Local Demand

- No Trail system in College Place
- Angler Fishing Derby: 85 – 175 youth
- Only 2 WDFW Stocked Youth Angler Fishing Ponds
- WDFW threatening to STOP stocking pond
- More Youth - POP is expected to grow 25% by 2040



2. Need Satisfaction: Local Demographics

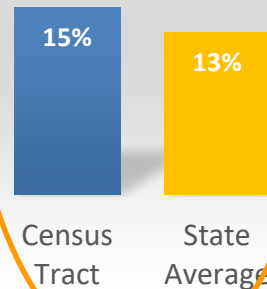
Median Household Income



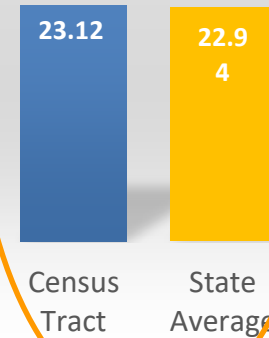
Person of Color



Disabled



Body Mass Index (Ages 16-19)



Mortality Rate (per 100,000)



2. Need Satisfaction: Activity Participation

Percent of Youth Participating

0% 20% 40% 60% 80% 100%

Walking 88%

Leisure in Parks 78%

Trending Activities 77%

Fishing in Freshwater 77%

Nature-based Activities 75%

Bicycling 74%

Freshwater-based Activities... 66%

Target Shooting 62%

Hiking 57%

Outdoor Sports 57%

Off-road Vehicle Riding 57%

Fishing in Saltwater 53%

Sightseeing 50%

Saltwater-based Activities... 49%

Swimming 47%

Camping 46%

Hunting & Trapping 44%

Snow & Ice Activities 40%

Harvesting Shellfish 10%

Running 9%

Stock or Horseback Riding 9%

Climbing & Mountaineering 7%

Air Activities 7%

2018 State Comprehensive Outdoor Recreation Plan

- 88% participate in Walking
- 77% participate in Fishing in Freshwater
- 25% of respondents were Hispanic (25.2% of CP Population is Hispanic origin)

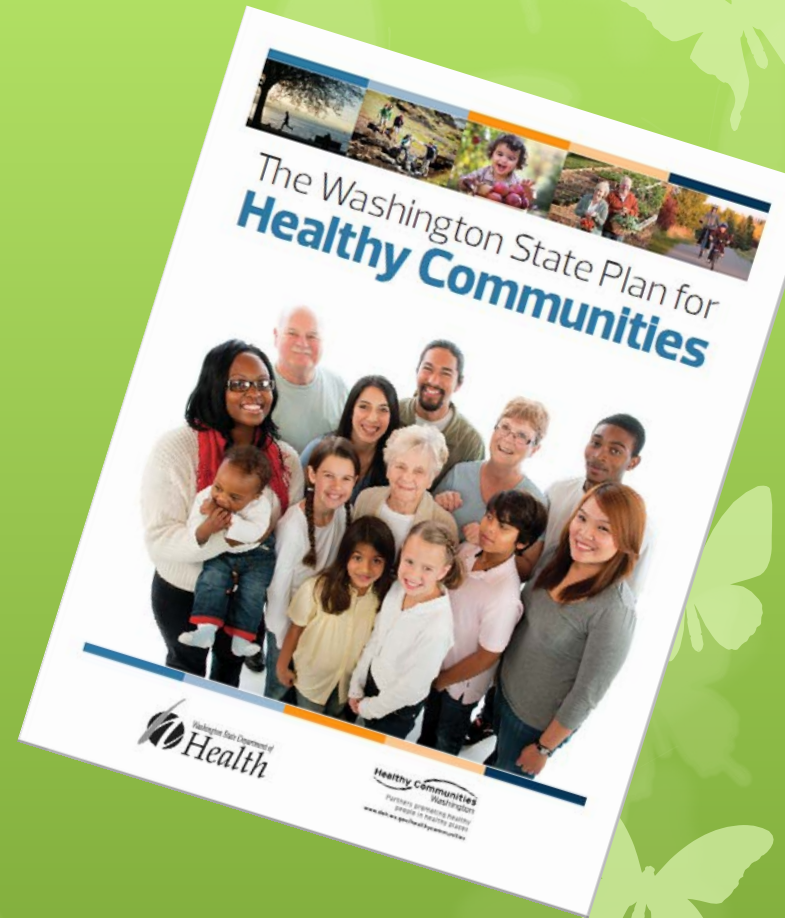


2. Need Satisfaction – Healthy Communities

Project supports the *Washington State Plan for Healthy Communities* by:

- Increasing access to safe affordable physical activity where people work, learn, live, play and worship. (pg. 22)
- Physical activity after-school (Davis & Rogers Elementary school) (pg. 72)
- Physical activity convenient to a neighborhood child-care facility (Campfire in partnership with United Way Summer Camp in Lions Park) (pg. 72)

Project results in multigenerational walking path with exercise equipment and ADA fishing dock



2. Need Satisfaction - Assessment

- Assessed the 4 parks in College Place

- Evaluation Criteria

- Centrally Located
- Good road access
- Existing Shade for pathway
- Adequate Space in park
- Adequate Parking Available
- Near dense residential area
- On bus circulator route
- Serves low income families
- Nearest fish pond 2.2 miles away
- No walking pathway nearby

- **LIONS PARK =
EXCELLENT LOCATION**



2. Need Satisfaction & Diversity of Recreation

5 Components

Trail

Exercise Stations

Fishing
Dock

Pond & Creek
Restoration

Water Quality



2. Need Satisfaction & Diversity of Recreation



Adds and
improves
recreation
opportunities
for all ages &
ABILITIES



4. Project Design – Multigenerational Tail

- 8ft ADA asphalt pathway
- Multiple routes
- Connected to parking
- LED security lighting – dark sky



4. Project Design: Exercise Stations

- Fit Station
- 11 pieces
- Focus on:
 - Aerobic
 - Muscle
 - Core
 - Balance
 - Flexibility
- Users of ALL ABILITIES



4. Project Design: ADA Fishing Dock



4. Project Design: Water Quality

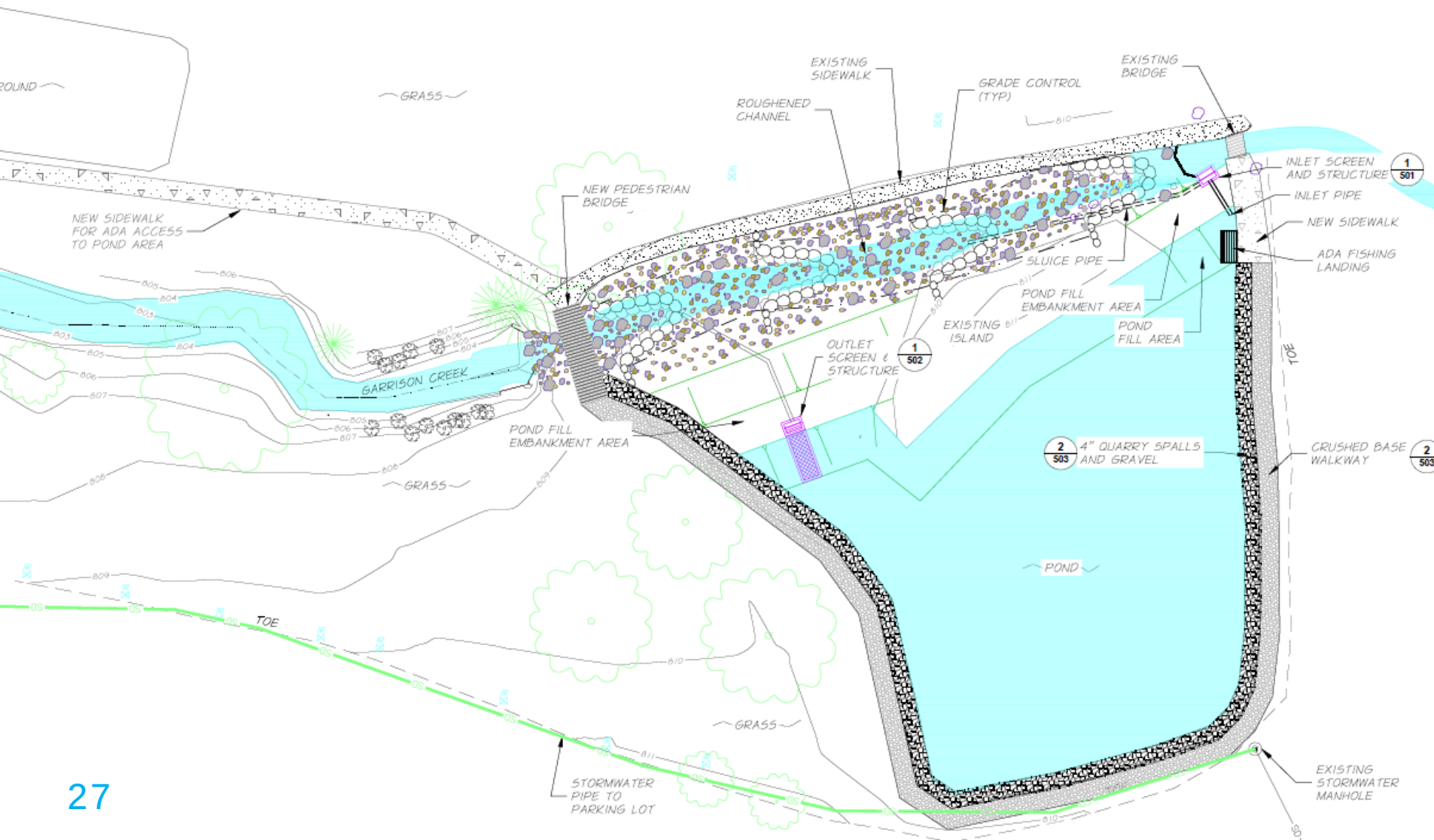


Photo – Algae Bloom July – Severely lower oxygen levels



Photo 5. Stormwater inlet pipe to the fishing pond.

4. Project Design: Pond and Creek Restoration



4 – Project Design: Cost Estimate

Components	Cost Estimate
Lighting	\$80,000
Fitness Stations	\$39,586
Trails	\$160,287
Fish Dock	\$25,254
Pond Dredging	\$84,180
Pond/Creek Separation	\$797,880
Site Prep	\$15,538
Inclusive Play	\$249,385
Site Prep	\$ 15,538
Cultural Resource	\$6,100
A&E	\$181,323
TOTAL	\$1,390,149

Preliminary Cost
Estimate Total:
\$1,390,149

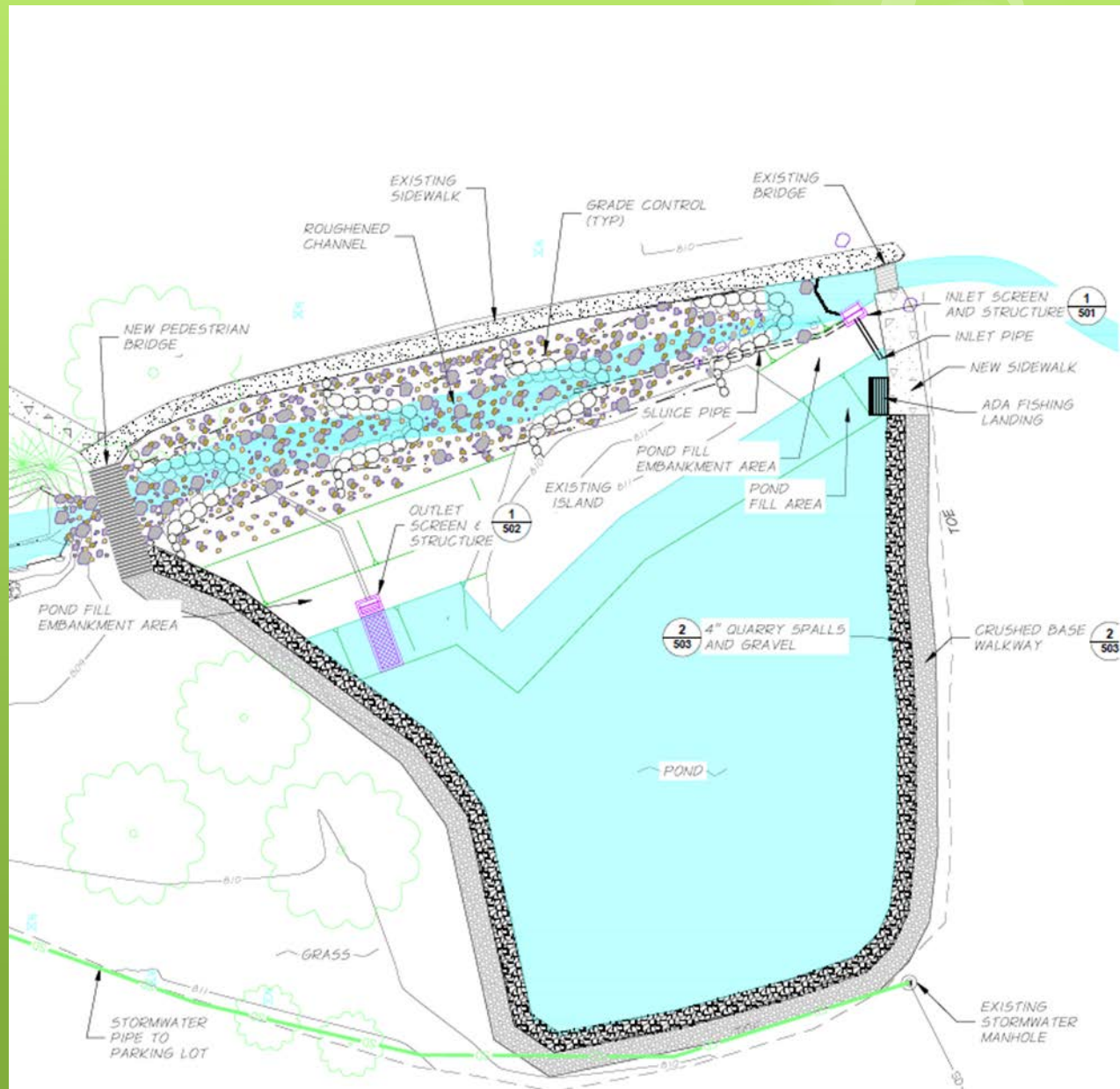
5 – Sustainability: Site Features

- Tree Preservation
- LED Lights – dark sky
- Multi-modal access
 - On-site bus stop
 - Bike Route
 - Centrally located
 - Neighborhood walkability



5 – Sustainability

- Pond will not fill with sediment
 - Deeper pond = cooler water
- Eliminates fish barrier
- Improved water quality
 - Eliminates 2 point source contaminant
 - Reduced mortality of fish



6. Community Support: Adopted Plans

- Lions Park Renovation priority in 2018 Parks, Recreation & Open Space plan
- Priority improvements:
 - 9% - Outdoor Exercise Equipment
 - 32% – Nature Areas
 - 34% - Trails
 - 41% - Improve Existing



6. Community Support: Capital Facilities Plan

Project included
in College Place
Adopted 2019-
2024 Capitol
Facilities Plan

LIONS PARK

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$2 Million (19-20)
 - ▶ Park Renovation: \$1.3 Million
 - ▶ Pond Separation: \$700,000
- ▶ Submitted RCO Grant for \$500,000
- ▶ Looking for grants for the remainder.

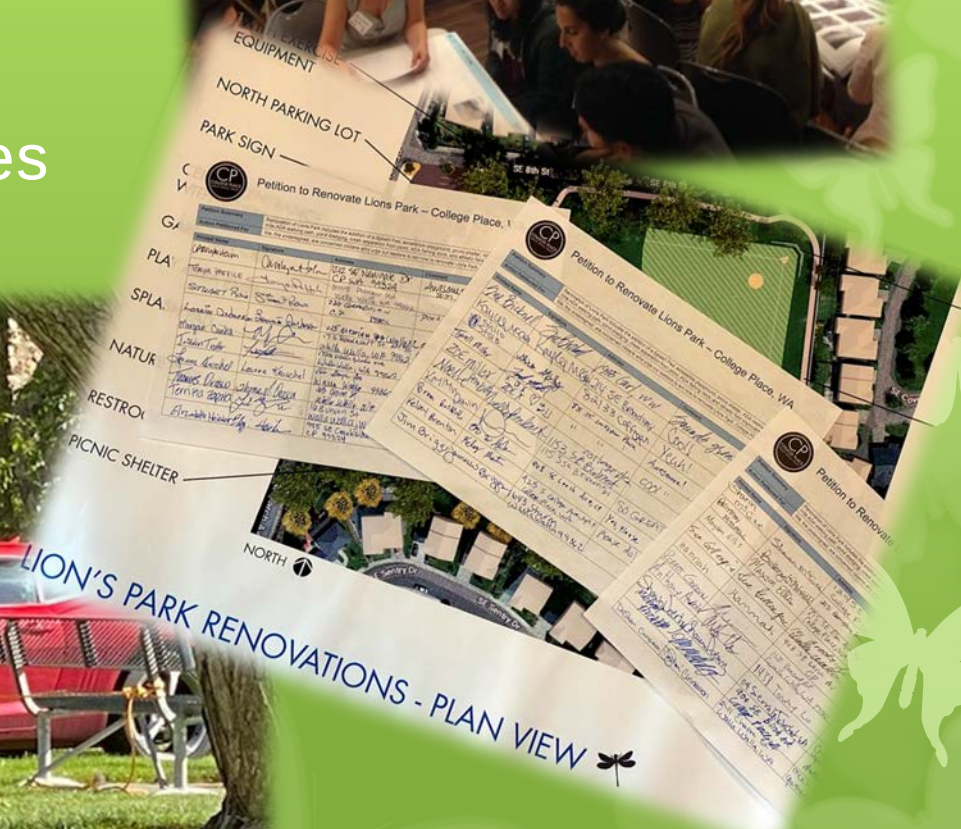
How do we pay for it?

- 25% - State RCO WWRP Grant
- 40% - Foundation (NRPA, Sherwood, Pacific Power, Lions Club, Fundraising)
- 10% - Development Impact Fee
- 15% - City REET
- 10% Current Expense



6. Community Support: Public Meetings

- 2018 Parks & Recreation & Open Space Plan – Public Meetings
- Lions Park Farmers Market – **70** signatures of support!!!



6. Community Support – 23 Letters



riparian habitats look like. And Lions Pond is a youth-only fishing pond. Improving the pond will improve opportunities for kids to go fishing and spend time outdoors.



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY



7. Cost Efficiencies



Sherwood Trust

Founded by Donald & Virginia Sherwood

Directors
Chuck Fulton, Pres.
Punkey Adams
Bill Albee
Allan Gillespie
Bob Zagelow

- Sherwood Trust donation of \$9,203.91

- Local appropriations raised so far

\$400,000

- Fundraising in place



Sherwood Trust
Founded by Donald & Virginia Sherwood

September 10, 2019

Mike Rizzitello, City Administrator
City of College Place
625 S. College Ave.
College Place, WA 99324

Dear Mike:

On behalf of the Sherwood Trust Community Leadership Program's 2013 cohort, Sherwood Trust is pleased to announce that the group has designated the City of College Place to receive a donation of \$9,203.91 towards the future splash pad project at Lions Park in College Place.

Sherwood Trust has been sponsoring this leadership program since 2004 in coordination with the non-profit Rural Development Initiatives. A key element of each program is that the class selects and implements a community project. The 2013 cohort raised money to support the installation of Walla Walla's splash pad at Washington Park and provide the surrounding seating.

Walla Walla Community College Foundation, which had been acting as fiscal sponsor for the class's project, recently discovered that the class had a surplus of funds and asked how they would like to be distributed. The class identified a range of options and voted in favor of supporting the College Place park project as the idea most in keeping with the purpose of their original project.

Among the many donors to the 2013 cohort project, Sherwood Trust had contributed \$10,000. As a result, we agreed that this balance of funds could have been from our dollars and that we supported the class's decision to contribute these funds to College Place for the Lions' Park project.

Please find enclosed a check or \$9,203.91 from Walla Walla Community College Foundation made out to the City of College Place. This check closes out the 2013 cohort's fund at WWCC. If we can answer any questions about these funds, you can reach Sherwood Trust CEO Danielle Garbe Reser via phone: 509-529-2791 or email: danielle@sherwoodtrust.org.

Congratulations and thank you for your work to improve the parks facilities in College Place for your residents and the region!

Best wishes,

Danielle Garbe Reser
Danielle Garbe Reser
Chief Executive Officer

Chuck Fulton
Chuck Fulton
Board President

P.O. Box 1855 • Walla Walla, WA 99362 • (509) 529-2791 • www.sherwoodtrust.org
The Walla Walla Valley has a sense of belonging and contributes to a thriving region.
It is a catalyst for building capacity, creating a cohesive, vibrant community.

THANK YOU! Lions Park Trails and Fishing Pond

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

NORTH PARKING LOT

PARK SIGN

CENTRAL ENTRANCE
WITH SCULPTURE

GARRISON CREEK

PLAY AREA ENTRANCE

SPLASH PAD

NATURE PLAY AREA

RESTROOM

PICNIC SHELTER

BASEBALL BACKSTOP

YOUTH SOCCER

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

FUTURE TRAIL
CONNECTION

FISHING DOCK
WITH ADA ACCESS

FISHING POND

NORTH

GRANT REQUEST

*NOT TO SCALE

36

LION'S PARK RENOVATIONS - PLAN VIEW



Lions Park Splash Pad & Inclusive Playground

WWRP PROJECT # 20-1743



Lions Park Splash Pad & Inclusive Playground

Now...



What could be...



Lions Park Splash Pad & Inclusive Playground



3

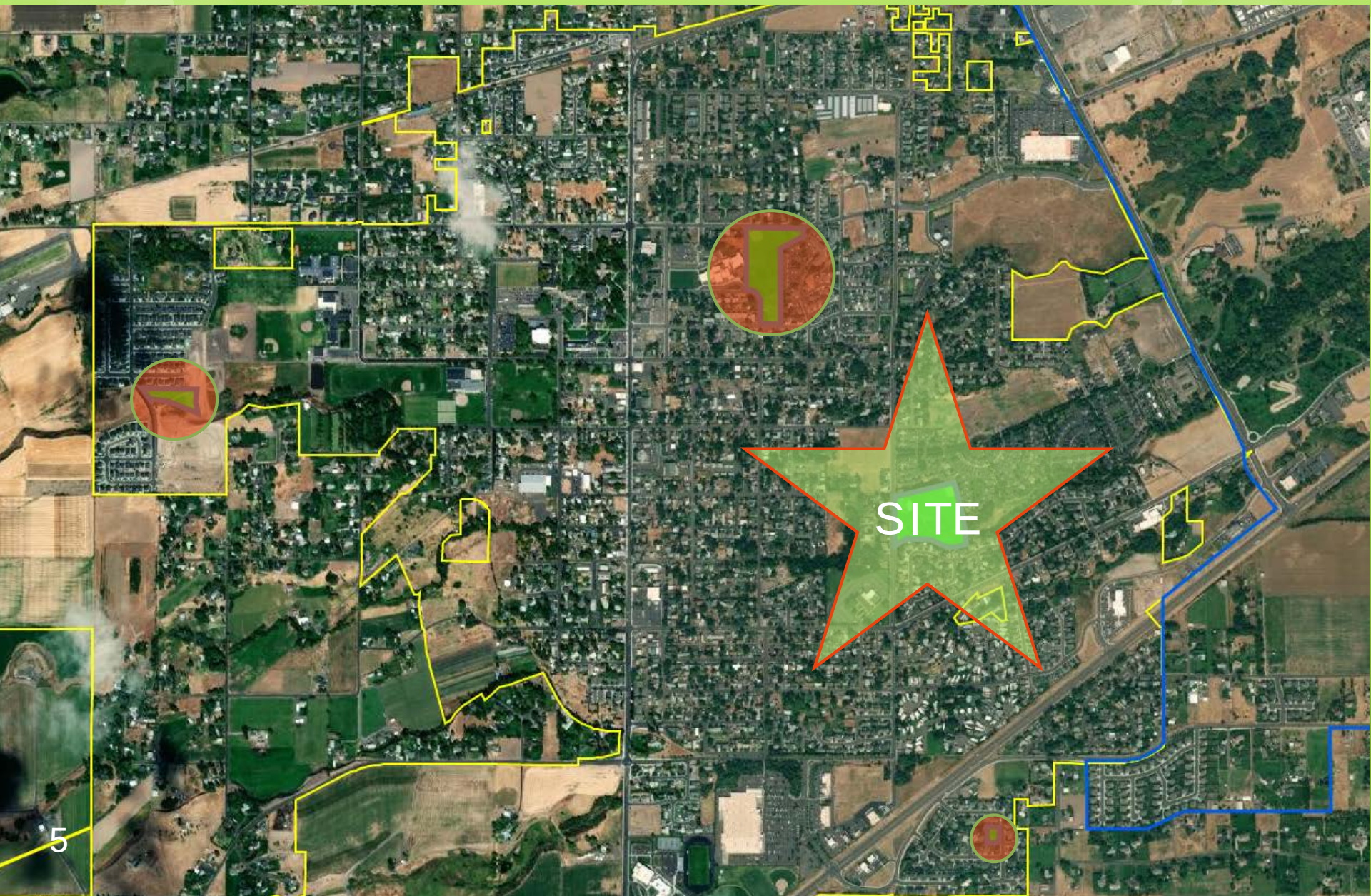
LION'S PARK RENOVATIONS - PLAN VIEW



COLLEGE PLACE, WALLA WALLA COUNTY



SITE LOCATION MAP: SERVICE AREA



SITE LOCATION MAP: Bus Route

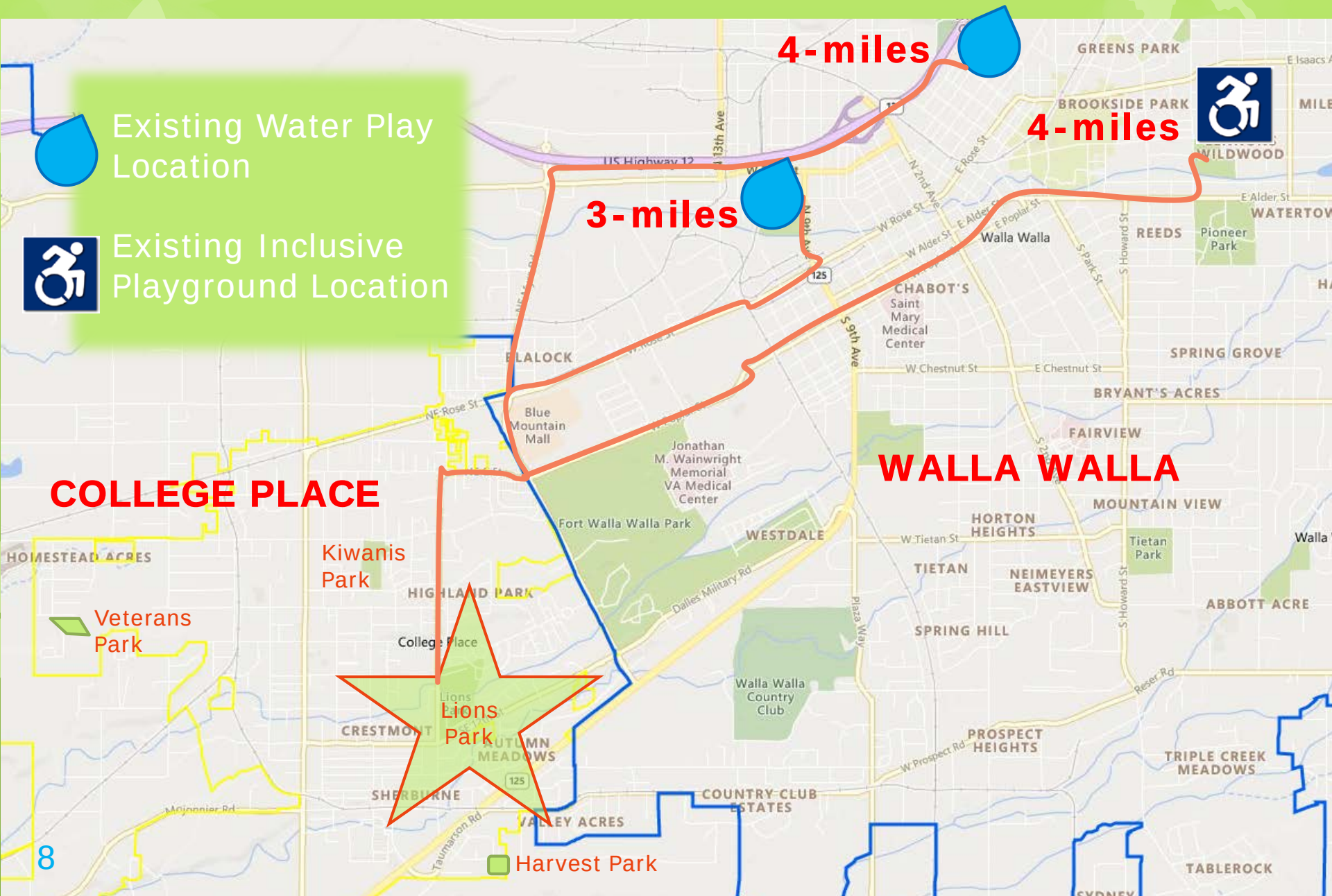
COLLEGE PLACE CIRCULATOR



CURRENT CONDITIONS



1 – Public Need: Inventory



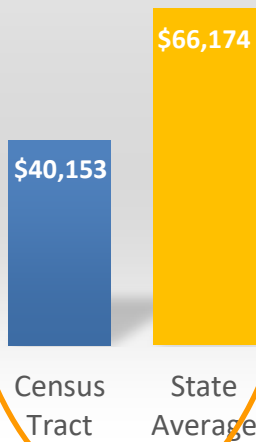
1 – Public Need: Local Demand

- No free, public swimming areas or swimming pools in College Place
- No Inclusive Playground in College Place and there is only one inclusive playground for the entire County
- Population is expected to grow 25% by 2040

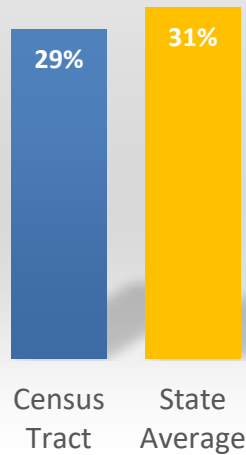


1 – Public Need: Local Demographics

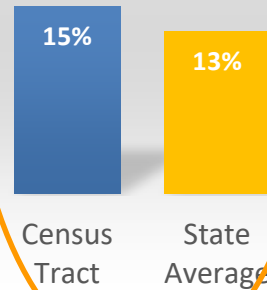
Median Household Income



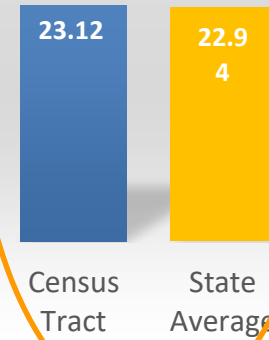
Person of Color



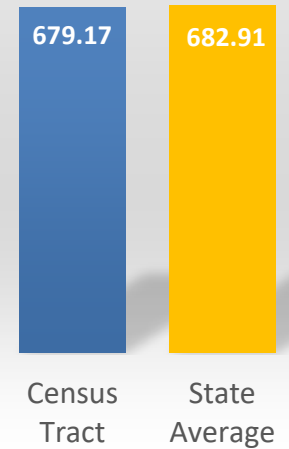
Disabled



Body Mass Index (Ages 16-19)



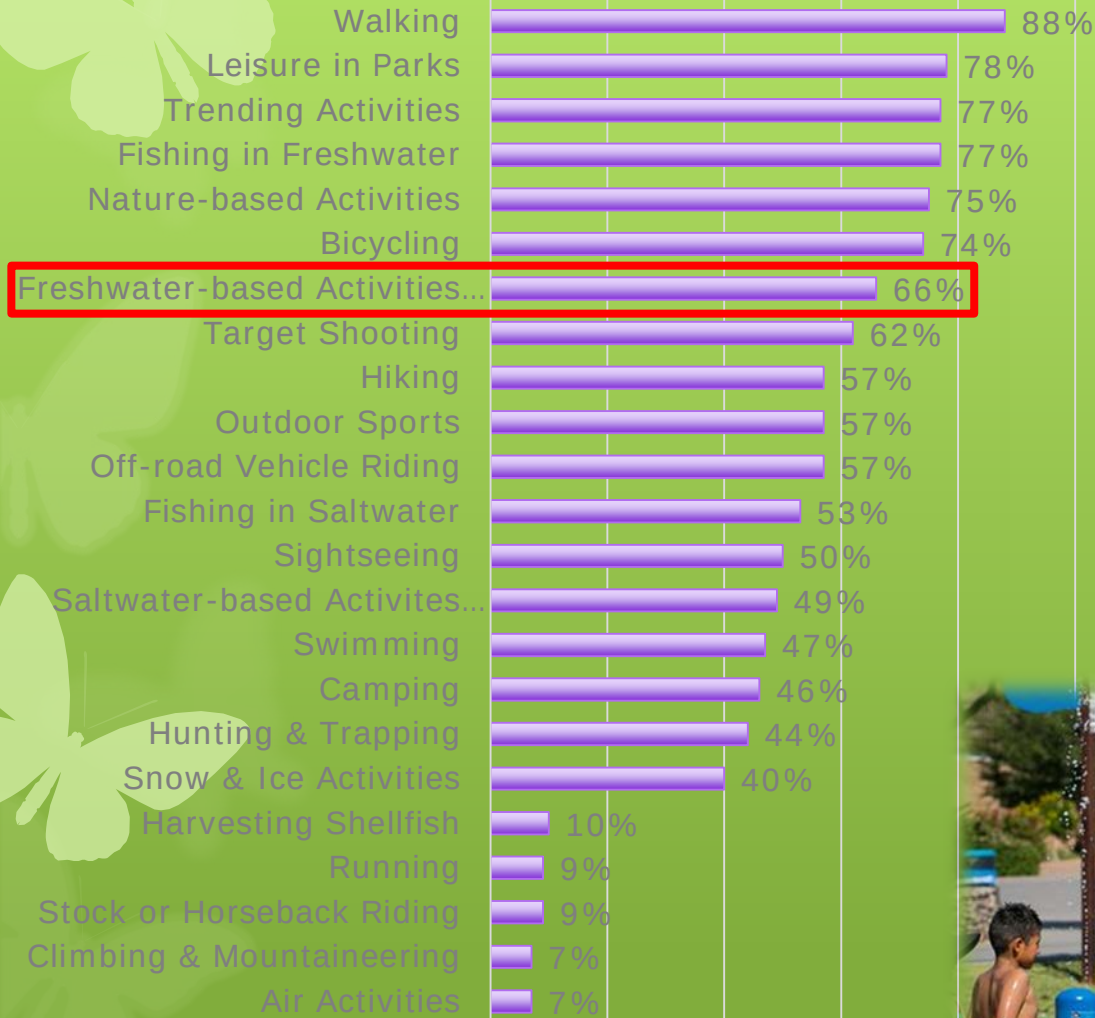
Mortality Rate (per 100,000)



1 – Public Need: Activity Participation

Percent of Youth Participating

0% 20% 40% 60% 80% 100%



2018 State Comprehensive Outdoor Recreation Plan

- 66% of state youth participate in freshwater water-based activities (excluding swimming)
- 14% of those specifically call out spray/splash park (2017 survey)
- 25% of respondents were Hispanic (25.2% of CP Population is Hispanic origin)

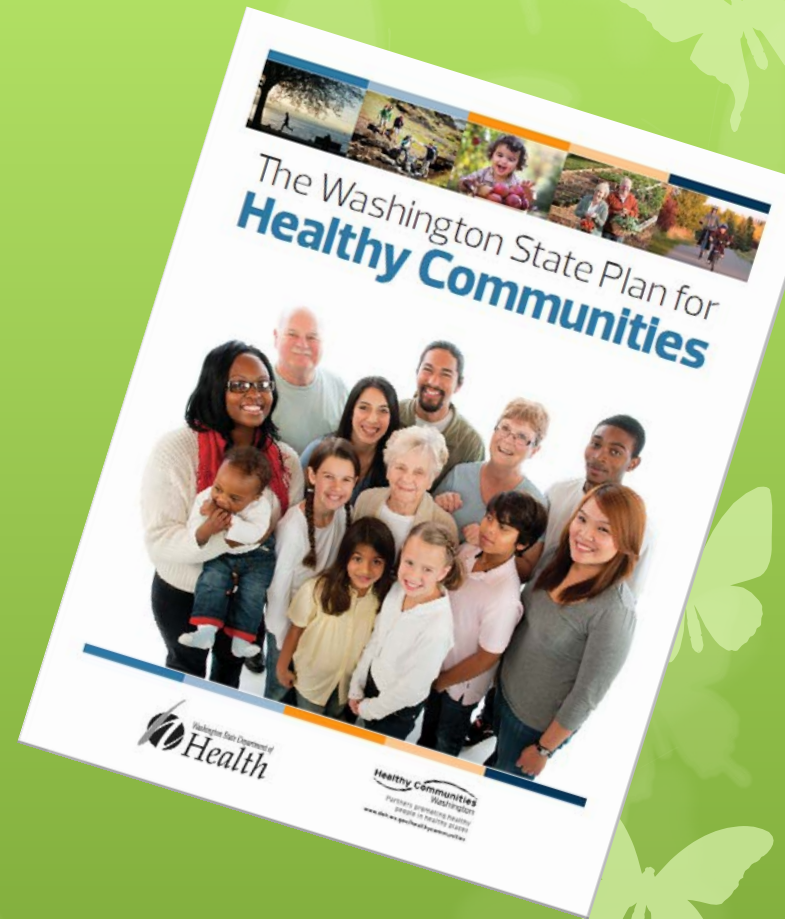


1 – Public Need: Healthy Communities

Project supports the *Washington State Plan for Healthy Communities* by:

- Increasing access to safe affordable physical activity where people work, learn, live, play and worship. (pg. 22)
- Physical activity after-school (Davis & Rogers Elementary school) (pg. 72)
- Physical activity convenient to a neighborhood child-care facility (Campfire in partnership with United Way Summer Camp in Lions Park) (pg. 72)

Project results in fully ADA-compliant splash pad and playground.



2 – Project Scope: Site Assessment

- Assessed the 4 parks in College Place
- Evaluation Criteria
 - Centrally Located
 - Good road access
 - Sunny spots available
 - Adequate Space in park
 - Adequate Parking Available
 - Near dense residential area
 - On bus circulator route
 - Serves low income families
 - Splash Pad not offered nearby
 - Inclusive play not offered nearby
- **LIONS PARK = EXCELLENT LOCATION**



2 – Project Scope: Components

5 Components

Park
Signage

Splash Pad

Restrooms

Inclusive
Play

Picnic Shelter



2 – Project Scope: Splash Pad



2 – Project Scope: Inclusive Playground



2 – Project Scope: Picnic Shelter



2 – Project Scope: Restrooms

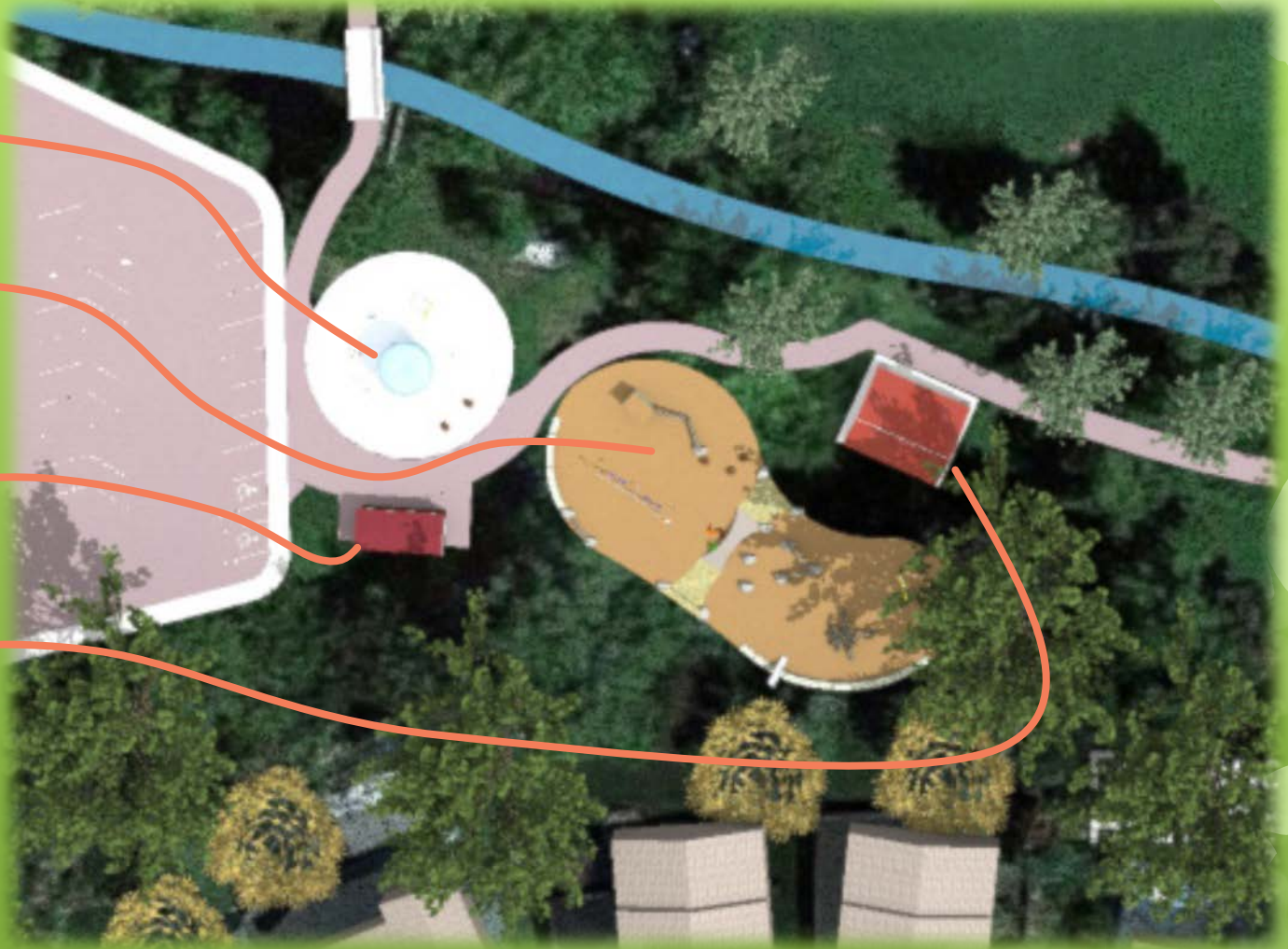


2 – Project Scope: Park Signage



4 – Project Design: Size

- Splash Pad
2000 sf
- Playground
7000 sf
- Restroom
w/splash mech
200 sf
- Picnic Shelter
600 sf



4 – Project Design: Splash Pad Design



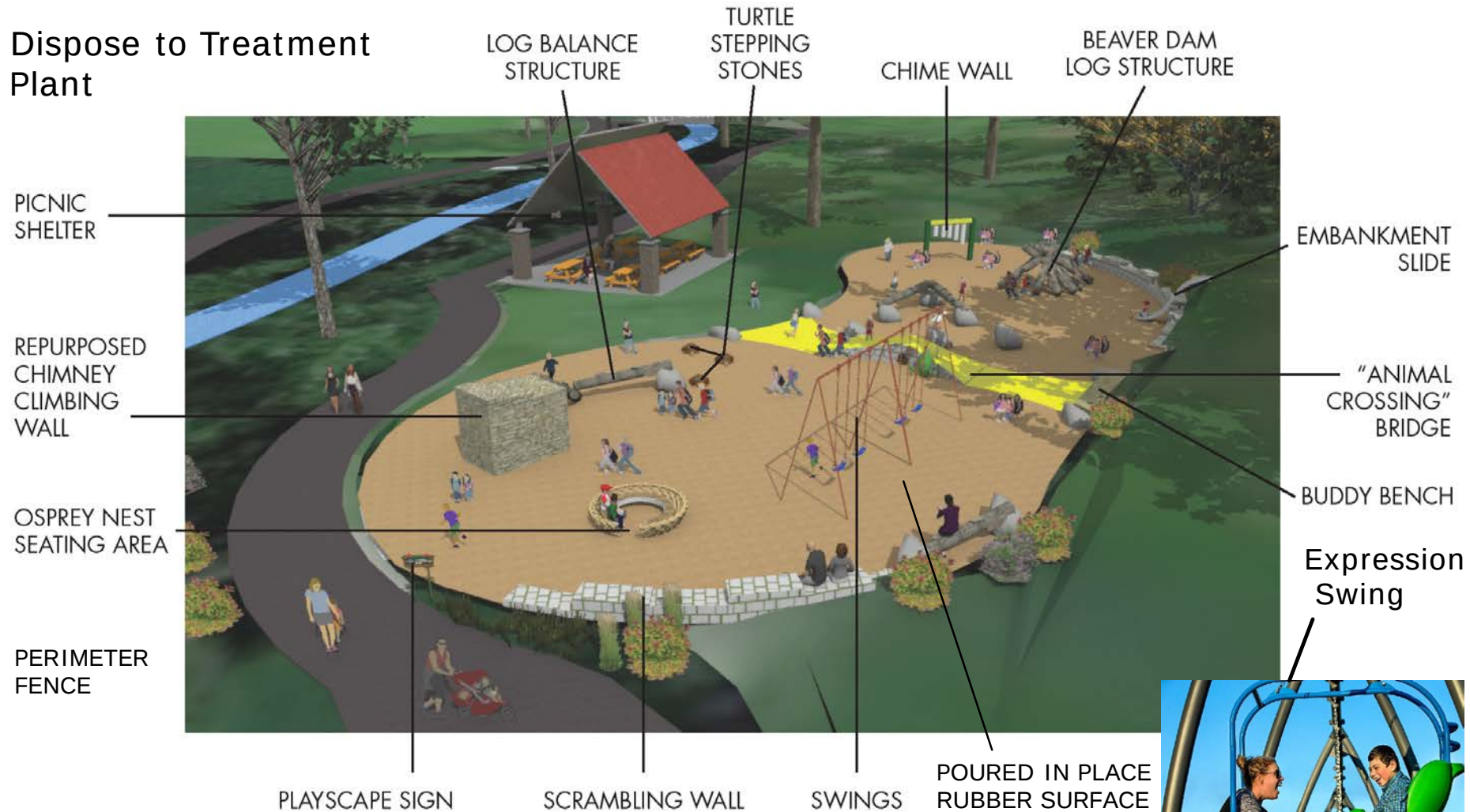
21

LION'S PARK RENOVATIONS - SPLASH PAD 



4 – Project Design: Inclusive Play

Dispose to Treatment Plant



22

LION'S PARK RENOVATIONS - PLAYGROUND



4 – Project Design – Inclusive Play

Worked with the Walla Walla Valley Disability Network

- 98 children 0-17 registered with Developmental disabilities living in Walla Walla County.
- Fencing addresses autism concerns – #1 welcoming attribute
- Expression Swing
- Solid Rubber surface
- Sound-Play instruments
- Ramps



4 – Project Design: Picnic Shelter



- Old shelter
 - Closed in
 - Uninviting
 - Dark lighting
- NOT SAFE

- New shelter
 - Open
 - Inviting
 - Natural lighting
- SAFE



4 – Project Design: Restrooms

- ADA Compliant
- Concrete Building
- Simplified Maintenance
- Mechanical room will accommodate Splash Pad equipment



4 – Project Design: Cost Estimate

Components	Cost Estimate
Restrooms	\$100,000
Picnic Shelter	\$ 77,165
Paths	\$ 25,000
Park Sign	\$ 9,150
Landscape	\$ 30,000
Lighting	\$ 60,000
Fence	\$ 16,000
Inclusive Play	\$249,385
Site Prep	\$ 15,538
Splash Pad	\$612,482
Utilities	\$ 9,820
Cultural Resource	\$ 6,100
Permits	\$ 7,000
A&E	\$166,923
TOTAL	\$1,400,286

Preliminary Cost
Estimate Total:
\$1,400,286

5 – Sustainability: Splash Pad

- Ecological Factor
 - Low Impact Design Splash Pad is a ***On Demand system***
 - fresh water system = healthier for the user.
 - SAFE - Zero risk of contaminated water
- Long Term Maintenance
 - Doesn't require special certification to operate
 - No chemicals to purchase
 - Lower electrical use
 - No pumps
- Integrated into Capital Asset Management Program



5 – Sustainability: Site Features

- Tree Preservation
- Multi-modal access
 - On-site bus stop
 - Bike Route
 - Centrally located
 - Neighborhood walkability



7 – Expansion

- Adding amenities to existing park
- No Splash Pad



- No inclusive playground



7 – Renovation

- Old restrooms
 - Not ADA
 - Not Ascetically pleasing
- Picnic Shelter
 - Underutilized
 - Dark
 - Not Ascetically pleasing
 - Difficult to patrol at night



8 – Project Support: Adopted Plans

- Lions Park Renovation priority in 2018 Parks, Recreation & Open Space plan
- Priority improvements:
 - 60.75% - Restrooms
 - 38.32% - Playgrounds
 - 36.45% - Splash Pad
 - 31.78% – Picnic Shelter



8 – Project Support: Capital Facilities Plan

Project included
in College Place
Adopted 2019-
2024 Capitol
Facilities Plan

LIONS PARK

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$2 Million (19-20)
 - ▶ Park Renovation: \$1.3 Million
 - ▶ Pond Separation: \$700,000
- ▶ Submitted RCO Grant for \$500,000
- ▶ Looking for grants for the remainder.

How do we pay for it?

- 25% - State RCO WWRP Grant
- 40% - Foundation (NRPA, Sherwood, Pacific Power, Lions Club, Fundraising)
- 10% - Development Impact Fee
- 15% - City REET
- 10% Current Expense



8 – Project Support: Public Meetings

- 2018 Parks & Recreation & Open Space Plan – Public Meetings
- Lions Park Farmers Market – **70** signatures of support!!!



8 – Project Support – 23 Letters of Support



Key parts of our mission is to help our friends and neighbors live full and vibrant lives. Robust parks encourages walking and activity for pleasure and wellbeing. It also encourages social interaction and neighborliness. Each of these behaviors enable longer and healthier lives.

Please award grant dollars to the City to be used to renovate Lions Park.

Thank you,

A handwritten signature in blue ink, appearing to read "Norman Thiel".

Norman Thiel
Executive Director



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

BMAC:



Camp Fire

9 – Cost Efficiencies



Sherwood Trust

Founded by Donald & Virginia Sherwood

- Sherwood Trust donation of \$9,203.91
- Local appropriations \$400,000
- Lower Operating Cost than pool
- No lifeguards needed
- Fundraising in place



Sherwood Trust
Founded by Donald & Virginia Sherwood

September 10, 2019

Mike Rizzitello, City Administrator
City of College Place
625 S. College Ave.
College Place, WA 99324

Dear Mike:

On behalf of the Sherwood Trust Community Leadership Program's 2013 cohort, Sherwood Trust is pleased to announce that the group has designated the City of College Place to receive a donation of \$9,203.91 towards the future splash pad project at Lions Park in College Place.

Sherwood Trust has been sponsoring this leadership program since 2004 in coordination with the non-profit Rural Development Initiatives. A key element of each program is that the class selects and implements a community project. The 2013 cohort raised money to support the installation of Walla Walla's splash pad at Washington Park and provide the surrounding seating.

Walla Walla Community College Foundation, which had been acting as fiscal sponsor for the class's project, recently discovered that the class had a surplus of funds and asked how they would like to be distributed. The class identified a range of options and voted in favor of supporting the College Place park project as the idea most in keeping with the purpose of their original project. Among the many donors to the 2013 cohort project, Sherwood Trust had contributed \$10,000. As a result, we agreed that this balance of funds could have been from our dollars and that we supported the class's decision to contribute these funds to College Place for the Lions' Park project.

Please find enclosed a check or \$9,203.91 from Walla Walla Community College Foundation made out to the City of College Place. This check closes out the 2013 cohort's fund at WWCC. If we can answer any questions about these funds, you can reach Sherwood Trust CEO Danielle Garbe Reser via phone: 509-529-2791 or email: danielle@sherwoodtrust.org.

Congratulations and thank you for your work to improve the parks facilities in College Place for your residents and the region!

Best wishes,

Danielle Garbe Reser
Danielle Garbe Reser
Chief Executive Officer

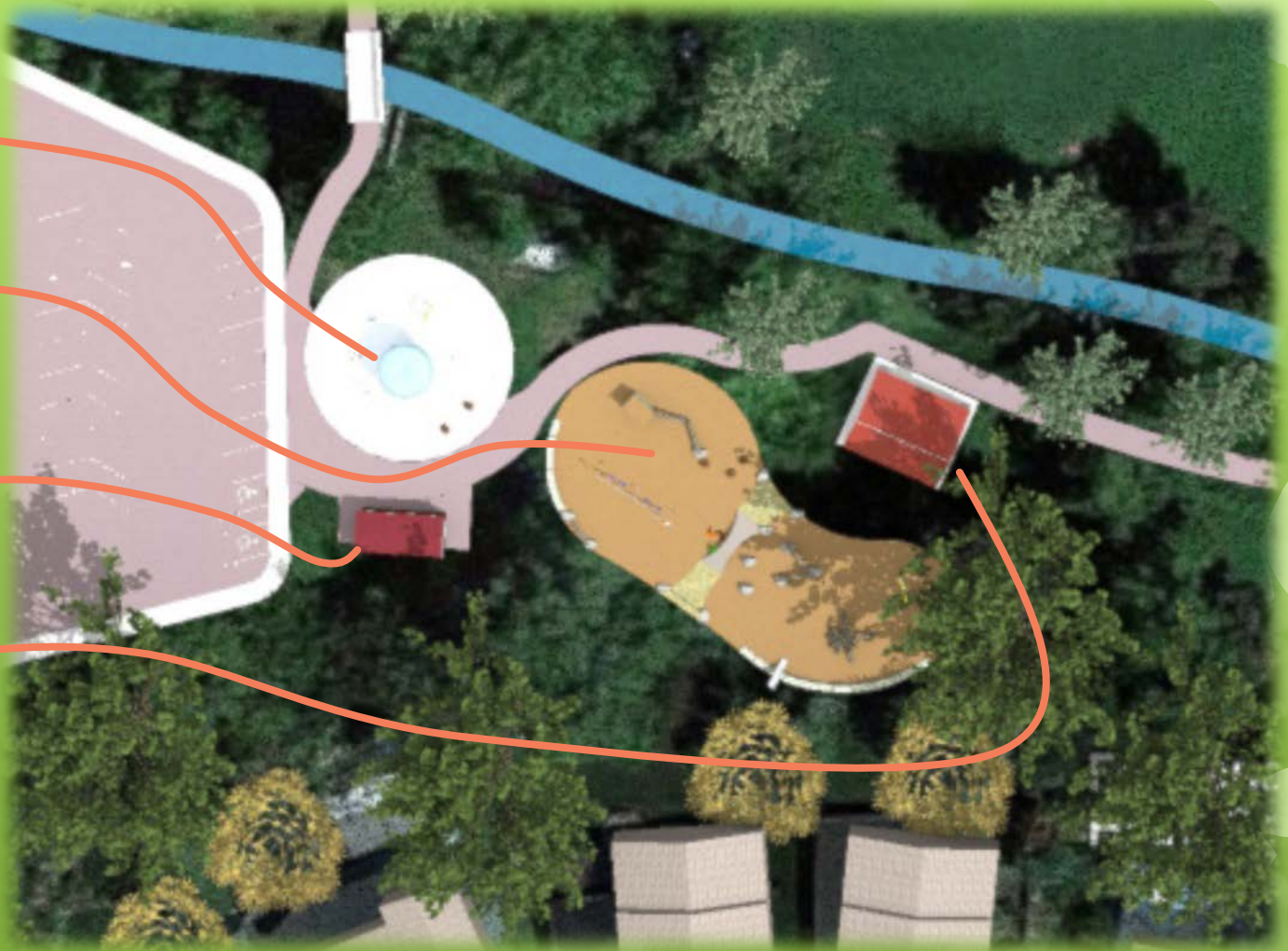
Chuck Fulton
Chuck Fulton
Board President

P.O. Box 1855 • Walla Walla, WA 99362 • (509) 529-2791 • www.sherwoodtrust.org
in the Walla Walla Valley has a sense of belonging and contributes to a thriving region.
as a catalyst for building capacity, creating a cohesive, vibrant community.

Directors
Chuck Fulton, Pres.
Punkey Adams
Bill Albee
Allan Gillespie
Bob Zagelow

Thank You!

- Splash Pad
- Playground
- Restroom
- Picnic Shelter





STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • 360-725-4000
www.commerce.wa.gov

September 10, 2020

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

Dear Mr. Rizzitiello:

I am pleased to inform you that the City of College Place has been selected by Commerce to receive up to \$30,000 in federal Community Development Block Grant (CDBG) funds. This award is based on the jurisdiction's CDBG General Purpose Grant application for a Stormwater Study.

Costs to be covered by the grant cannot be incurred until the date all parties have signed the grant contract.

Sample documents to assist you in meeting contract requirements are included in the CDBG Management Handbook, which is available at www.commerce.wa.gov/cdbg. Until the 2020 CDBG Management Handbook becomes available in the fall of 2020, you may use the 2019 version.

Eligible costs incurred after the grant contract is executed cannot be reimbursed until the environmental review for the planning activities is complete. The environmental review process is described in Section 6 of the handbook.

The required procurement procedures for hiring professional services are described in Section 5 of the handbook. In the event work is started on the basis of this letter, procurement procedures, terms and requirements must be met.

The jurisdiction must have an active and unexpired Dun and Bradstreet Numbering System (DUNS) in the System for Award Management (SAM) to avoid delays in the disbursement of funds. Grantees are required to maintain an active SAM registration for the duration of their contract by re-activating their DUNS number annually at the following website: <https://www.sam.gov/SAM/>.

Michael Rizzitiello
September 10, 2020
Page 2

If your project is not ready to proceed, resulting in the contract's execution being delayed over 90 days from the date of this letter, the CDBG award may be rescinded with an invitation to reapply.

Your contract manager will be contacting you to develop the contract. If you have any questions, please contact Jacquie at (360) 725-3017 or jacquie.andresen@commerce.wa.gov.

I congratulate you and others for your efforts thus far. We look forward to working with you on this worthwhile project.

Sincerely,



Mark K. Barkley
Assistant Director



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

September 10, 2020

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

Dear Mr. Rizzitiello:

I am pleased to inform you that the City of College Place has been selected by Commerce to receive up to \$120,000 in federal Community Development Block Grant (CDBG) funds. This award is based on the jurisdiction's CDBG General Purpose Grant application for Microbusiness Assistance Grant Program with Mercy Corps NW.

Prior to grant contract execution, this letter allows you to begin incurring costs not to exceed ten percent of your award as of the date of this letter, for only the following activities:

- Administration including staffing, travel and training
- Review of environmental laws and authorities, including Section 106 of the National Historic preservation Act of 1996
- Preliminary engineering design work and consultations needed for completion of the environmental review
- Subrecipient agreements or professional service contracts for any of the above activities

CDBG procurement requirements must be followed before hiring professional services or contractors to be funded by this CDBG award. These requirements are described in Sections 5 and 7 of the CDBG Management Handbook, which is available electronically at www.commerce.wa.gov/cdbg. Until the 2020 CDBG Management Handbook becomes available in the fall of 2020, you may use the 2019 version.

CDBG-specific compliance with National Environmental Policy Act (NEPA) must be completed before any construction bid advertising or property acquisition activity can occur. These procedures are described in Section 6 of the CDBG Management Handbook.

Eligible costs will be reimbursed by Commerce after a grant contract between the jurisdiction and Commerce is executed and the environmental review is complete (see enclosure for further explanation). All costs to be reimbursed must comply with applicable state and federal requirements.

Michael Rizzitiello
September 10, 2020
Page 2

A CDBG contract management webinar will be scheduled for the fall of 2020. The jurisdiction's project manager and consultant directly engaged in the project are to participate in the webinar. Registration materials for this free webinar will be forthcoming.

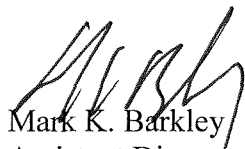
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I congratulate you and others for your efforts thus far. We look forward to working with you on this worthwhile project.

Sincerely,



Mark K. Barkley
Assistant Director

Enclosure

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project CK	Gas Station & Convenience Store	NW corner of 12th & Myra	- Jan 2019 In site negotiations. - May 2019 Continue working with developer on plans. - June 2019 Issues with land chosen. May consider 12th and Myra as alternate site. - August 2019 Performing due diligence on 12th and Myra site. - March 2020 Still working on Myra/Whitman and Myra/12th sites. - October 2020 On Hold.	ICSC Las Vegas
Project HM	Automotive	College Avenue Corridor	- March 2020 Coffee shop located on west side of Walla Walla is potentially interested in opening a second location as primarily a drive through with large outdoor patio seating at southwest corner of 9th and College Avenues. - July 2020 On hold - August 2020 Starting to prepare a site plan. Preliminary engineering meeting scheduled. - October 2020 Site plan approval. Awaiting engineering drawings.	Local Business.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- Jan 2019 This site is shortlisted with another site at end of Myra Rd in Walla Walla. User would like to open up by 2021/2022. - October 2019 Will commit to site once wastewater trunk is done next Summer. Gave city benchmarks to hit. Closing on lift station sewer property. - November 2019 City closed on lift station property. Achieving timelines. - February 2020 No change. - March 2020 Wastewater engineering plans will be done by June then to construction of sewer. This project is contingent on City getting sewer constructed. - October 2020 Company still interested. Waiting on SW Sewer to be completed.	Discussion with potential client.

City of College Place: Development Activity - August 2020				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project BK	Fast food burger establishment.	Either SR 125 & Commercial Dr or Tamaurson & SR 125.	- Jan 2019 Two sites are shortlisted. In due diligence/negotiation phase. - August 2019 Due diligence. - September 2019 Site agreement signed. - October 2019 Construction to take place next Spring. - December 2019 Getting plans together. - January 2020 Conceptual plans turned into City. - February 2020 Also reviewing a site on Commercial Drive. - March 2020 Continue to work with corporate on final location of Burger King. - July 2020 On hold. - October 2020 On hold.	ICSC Las Vegas

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Walla Walla Rural Library District	Interim location for Library for next five years.	Meadowbrook Plaza	- December 2019 Lease formally signed for former Inland Cellular space at Meadowbrook Plaza. Will open up at the earliest by March and latest by early May. - January 2020 Former Inland Cellular site is being renovated for the Library. - February 2020 Renovations continue. Should be open by May. - March 2020 The space has new flooring. New furniture and shelving is being ordered. Should be ready for early May. - July 2020 Facility is ready to go. Waiting for the County to move to Phase 2.9. - August 2020 County stuck at Phase II. Curbside service will start this week. Waiting for Phase III to open facility. - October 2020 Governor just announced libraries can reopen at 25% capacity.	City annexed into Library District in August 2019.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project W	Fast Food restaurant	Meadowbrook Area	- June 2019 Corporate looking to open up a tri-branded location of a fast food restaurant. - August 2019 Due diligence underway on Meadowbrook taxlots. - October 2019 Sites narrowed to Commercial Drive and Tamaurson - November 2019 Narrowed to Commercial Dr site. - March 2020 Site negotiations ongoing for Commercial Drive. - July 2020 Project on hold. - October 2020 Project on hold.	ICSC Las Vegas
Project D	Sit Down restaurant	Sites are either SR 125/Commercial Drive or SR 125/Tamaurson.	- Jan 2019 Two sites are going through due diligence. - Mar 2019 Due diligence continues. - April 2019 Awaiting plans from State about SR 125 to determine next move. - June 2019 Waiting for the Myra and SR 125 intersection to be improved for site to be acquired. - August 2019 Awaiting permanent Myra/SR 125/Commercial Dr plans. - March 2020 No Change - October 2020 Project on hold.	ICSC Las Vegas

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project Flight	Aerospace Manufacturing	Martin Airfield	- September 2019 Interest by incoming owner of Airfield about potential siting of facility on west side of property. Improve airport. Likely this project will start between four and five years. - October 2019 Airfield now owned by Tarragon/Mike Corliss. - February 2020 No Change. - October 2020 Tarragon doing preliminary planning of site.	Property owner.
Project GW/Goodwill	Second hand store	C Street across from Home Depot	- September 2019 Board of company getting ready to approve purchase of 1.94 acre John Stejer site behind Banner Bank. - October 2019 Awaiting word from Board of this company. - November 2019 Property deal closed. Goodwill is moving to College Place by March 2021. - December 2019 Goodwill is working on site plans. They control site. - February 2020 Plans are in development. - March 2020 Developing preliminary site plans. - October 2020 Project is paused until stores open back up for liquidity.	Board member of Company

City of College Place: Development Activity - August 2020				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
College Place Public Schools - Portable Construction	Classrooms	Davis School - 2nd & Ash.	- July 2020 Construction going on three portable buildings on the soccer field section of the Davis School property. - August 2020 Contractor will finish portable construction. - October 2020 Done	College Place Public Schools Board.
Project Food Cart	Food Cart Pod	Southwest corner of 8th & College Avenue.	- December 2019 Since new development regulations allow food cart pods, Christian Bell and Chris Murray are working on a concept to develop a food cart pod on the vacant land at 8th and College. - January 2020 Had conceptual development meeting with the Bell family on this concept. - March 2020 Planning to run a pilot first with a couple of food trucks. - August 2020 Project on hold. - October 2020 Project scrapped. May morph into a mixed use structure development.	College Place Farmer's Market vendor.
Residential				

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- August 2019 Phase 3D is wrapping up. Plans for 3E still being revised. Still dealing with stormwater. - Jan 2020 Cement Treated Base will be installed on Doans first full week of January. Stormwater in progress. - February 2020 Additional MOU to be signed in Feb to permit Phase 3E and Tract 1 and 2 if they deal with Stormwater, finish up punch list, and put Doans thru. - March 2020 MOU signed. - July 2020 Doans put through. Utility infrastructure is being installed. No permanent installed stormwater solution yet. - August 2020 Contractor working on roadways south of Virginia Street between Homestead and Doans. October 2020 Back roadway being installed. Storm pond being constructed.	Hayden Homes has owned property for the last decade.

City of College Place: Development Activity - August 2020				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Villages at Fort Walla Walla	180 multi-family apartment units.	South side of Whitman Drive/Deccion intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. Spring 2019 construction. - Feb 2019 Plans reviewed and approved. - October 2019 Engineering issuing approval for first group of buildings. - November 2019 Engineer will likely be starting work again. Was told to idle by developer. - February 2020 Farran requested groundbreak meeting with staff in February. - July 2020 Q4 groundbreaking. - August 2020 No change. - October 2020 Developer is looking for a new contractor to construct it.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Stepper Addition	Multi-family apartments.	South side of C Street near Della intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. - Feb 2019 Developer about to break ground. - Mar 2019 Plans approved. Waiting for snow to melt to break ground. - April 2019 Wrapping up bonding issues and will be ready to go. - June 2019 Site has broken ground. - August 2019 Road and utilities are installed and in place. - Sept 2019 Construction of structures to begin. - February 2020 Under construction. - March 2020 Getting ready to release bond on this. - July 2020 Structures being built. - October 2020 Continue work.	Property owner.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Country Estates	Additional manufactured units on former Poor Form House property.	924 SE Scenic View Dr	- Jan 2019 Poor Farm House is demolished. Site ready for manufactured unit construction. - Feb 2019 Development plans for additional units turned into the Community Development Department. - March 2019 Waiting for additional information from Country Estates. - April 2019 Met with property owner to discuss plans and what was needed to move development along. - June 2019 First double wide is on site. Waiting for plans for others. - August 2019 Awaiting revised plans. - November 2019 No change - July 2020 No change. - August 2020 Turning in paperwork to begin construction on additional mobile units. - October 2020 Going through site plan process.	Property owner.

City of College Place: Development Activity - August 2020				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - Feb 2019 Development needs fire flow test. Applicant will coordinate with Green Tank Irrigation District. - March 2019 Planning approvals done. Contingent on fire flow water test with Green Tank. - April 2019 No Update. - June 2019 No Update. - August 2019 No update. - Sept 2019 Site passed flow test. It does support multifamily now. - November 2019 Planning to develop next Summer. - October 2020 Planning to develop next year.	Property owner.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
			- Jan 2019 Plan reviewed, awaiting resubmittal. - Feb 2019 Working with applicant on remaining items for plans. - Mar 2019 Met with applicant on plans to subdivide property and discuss needed improvements. - June 2019 Continue to work with applicant on various thoughts pertaining to short and long plats. - August 2019 Still working on platting issues. - October 2019 Earthwork is now occurring. - December 2019 Wrapping up 12th Street half road improvements. - January 2020 Issue and record final plat. - July 2020 Some properties on 12th selling. - October 2020 No Change.	
Mauiri Development	Single-Family	428 SW 12th Street.		Property owner.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Stone Creek Development.	Single & Multi-Family	197 Mojonner Rd	- Feb 2019 SW Trunk Line MOU contents agreed upon with property owners. MOU needed to make this property and others developable. - March 2019 MOU approved by City Council. Plan to let engineering contract on SW Sewer at March 12th, 2019 City Council meeting. - Nov 2019 City owns lift station property. Doing engineering plans for it. Courting residential developers. - Jan 2020 Working on easements right-of-way for wastewater trunk line. - March 2020 Property owner short platting development to permit more developable tracts. - August 2020 Awaiting Sewer Trunk line to actively market. Planning for late summer construction. - October 2020 Going through BLA and Short Plat process.	Property owner.

City of College Place: Development Activity - August 2020				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Hanby	Multi-family apartments.	West side of College & Sunny	- June 2019 Turned in preliminary plans for additional multifamily structures. -November 2019 Planning approvals done. In Civil review. - December 2019 Ongoing - January 2020 Apartment building under construction. - February 2020 Under construction. - March 2020 Apartments continue to be under construction. - July 2020 Construction continues. - October 2020 No Change.	Property owner.

City of College Place: Development Activity - August 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Whispering Creek Subdivision	Single Family	620 SE 8th Street	- Feb 2019 Annexation hearing set for the property. - Mar 2019 Property annexed at February 26th, 2019 Council meeting. Awaiting plans. - Sept 2019 Awaiting revisions from developers engineer. - Dec 2019 Scheduled public hearing with Hearing Examiner. - Feb 2020 Hearing examiner issuing conditions for development. - March 2020 Working with developer and engineer on final review. - July 2020 Utilities installed. Roadway is being constructed. Housing construction has started. - August 2020 Most utility infrastructure in change. Working on constructing houses. - October 2020 House construction continuing. Infrastructure is in place.	Property owner.