

Monday, November 4, 2024

College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
5:00 PM

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

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=D9UPGS649A08>

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

Zoom Attendee Link: <https://us06web.zoom.us/j/82024645113>

Or you may call this number to listen: 1-669-900-9128 ID#82024645113

Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Information

Public Content

Voting Members

Position 1 - Tracy Warner - term expires 12/31/2026

Position 2 - Kelli Leen - term expires 12/31/2024

Position 3 - Doug Case - term expires 12/31/2026

Position 4 - Chloe Congleton -term expires 12/31/2024

Position 5 - Allison Peck - term expires 12/31/2026 - Vice Chair

Position 6 - Bruce Morehead - term ends 12/31/2024 - Chair

Ex-Officio - Arlene Alen - WW Valley Chamber of Commerce Representative

Advisory Members

Mike Rizzitiello-City Administrator

Brian Carleton-Finance Director

Maryelizabeth Garcia-City Clerk

Subject : 1.03 Public Comment

Meeting : Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 1. Opening Items

Type : Procedural

Public Content

Commission meetings are primarily structured to permit Membersto arrive at the decisions necessary to make recommendations to the City Council.

Meeting Protocol for Public Comment:

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

- Your Name
- Your Address

WrittenPublic comments may be provided by submitting comment to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.(If typewritten, no less than 11 pt font).

VerbalPublic Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.
- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

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

2. Consent Agenda

Subject : 2.01 Approve Agenda for November 4, 2024

Meeting : Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 2. Consent Agenda

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 October 7, 2024

Meeting : Nov 4, 2024 - College Place Economic Development,

Category : 2. Consent Agenda
Type : Action (Consent), Minutes

File Attachments

[2024-10-7_EDTEC_Meeting_Minutes.pdf \(718 KB\)](#)

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 : Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 2. Consent Agenda

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. Guest Presentations

Subject : 3.01 CEDS Update - Mr. Saldana

Meeting : Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 3. Guest Presentations

Type :

Discussion, Information

Public Content

Historical Perspective:

The City obtained a \$40,000 Federal Economic Development Administration Planning Grant to complete a Comprehensive Economic Development Strategy (CEDS) for the City. This will double as the Economic Development element for the forthcoming Comprehensive Plan Update.

Information for Consideration:

The City issued a RSQ and put it out via MRSC Small Works Roster Vendor Directory. We received four responses. It was graded that Economic Growth Strategies was the most responsive bidder. This plan is needed so we can qualify for Federal Economic Development Administration funding.

File Attachments

[College Place Meeting #1.pdf \(570 KB\)](#)

[Res_No_24-074_CEDS_Grant_Award_2024-10-22.pdf \(317 KB\)](#)

[Agreement_between_EGS_and_City_of_College_Place.pdf \(614 KB\)](#)

Subject :	3.02 Martin Airfield Area Planning Study - Mr. Ben Hoppe (JUB Engineers)
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	3. Guest Presentations
Type :	Discussion, Information

Public Content

Historical Perspective:

The City obtained a State Community Economic Revitalization Board grant for \$100,000 to conduct a site development plan for around the Martin Airfield area back in January 2024.

Information for Consideration:

Mr. Ben Hoppe of J-U-B Engineers will provide an update as to activities surrounding the development of the plan.

File Attachments

[MartinAirfield_EconDevComm_Nov4.pptx \(10,173 KB\)](#)

4. Action Agenda

Subject :	4.01 FY 2025 to 2030 Capital Facility Plan - Mr. Rizzitiello
-----------	--

Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Type :	Action
Recommended Action :	Motion to recommend to City Council for budget approval as commission decides.

Public Content

Historical Perspective:

City staff put together six-year capital facility, equipment replacement, and information technology plans every year. This has been done since the FY 2018 budget.

Information for Consideration:

The six-year capital facility plan specifies an investment strategy for a six-year period based on submittals of department heads/community through yearly services survey, needed upgrades to infrastructure, and the availability of grants and other financing mechanisms to make it happen. This document has capital investments above the threshold of \$5,000. This is the first iteration of the Capital Facility Plan for this cycle so things are fairly fluid at this point. This document will get reviewed and recommended by the Utilities Commission, Economic Development Commission, and Parks Board before ultimately going to City Council for consideration.

File Attachments

[2025Budget_2025to2030CapitalFacilityPlan_InitialDraft.pdf \(270 KB\)](#)
[Ordinance.pdf \(160 KB\)](#)
[2025Budget_2025to2030CapitalFacilityPlan_EarlyDraftBooklet.pdf \(4,709 KB\)](#)

5. Staff Reports

Subject :	5.01 Community Events Update - Ms. Garcia
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

Monthly update on Tourism and Community Events including Halloween and Winter Fest.

Information for Consideration:

Halloween

- estimated attendance: 3000

- 27 businesses and organizations decorated a Trunk for the Trunk Competition
- College Place Fire Department made a Kid's Maze
- College Place Police Department had a family fun jail and cutest crooks ever
- Pumpkin bowling Pumpkin Tic-Tac-Toe
- Family photo opportunities thanks to Jenna Provost and De Colores Balloon Creations
- comfort food from Humdinger Kettle Corn, Smokin Bandits, and Whitman Acres

Winter Fest- 12/5/2024 from 3-7PM

- Vendors are already signing up for the market portion of the event
- Food
- Games
- Santa
- Tree Lighting with Mayor
- Lighted Parade @6PM
- Fireworks Show on SW 4th & Bade

File Attachments

[CP_Pyro_Winterfest_1252024_Signed.pdf \(689 KB\)](#)

[Halloween 2024 Flyer.jpg \(342 KB\)](#)

[Winterfest 2024 FINAL.png \(1.619 KB\)](#)

[Winterfest Gingerbread Competition.jpg \(377 KB\)](#)

Subject :	5.02 Downtown Association Formation - Ms. Garcia
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

On October 10, 2024, an email invitation went out to 16 College Place businesses and organizations notifying interested parties in a scheduled Downtown College Place Interest Meeting:

Dearest Business Owners,

The City of College Place is seeking to assist a passionate group of individuals in forming a downtown non-profit organization, tentatively named Downtown College Place or DCP, serving businesses in College Place using the Main Street Approach. The City of College Place wishes to stimulate promotion of our unique cultural values and cityscape, and to support downtown College Place business owners with the Main Street Tax Credit Program. Additionally, grants and long-term sustained City funding is available for the group that wants to bring this initiative to reality. For more information, please see the attached flyer and logo options.

I am hoping you or a trusted delegate that can make decisions on your behalf will join us for an interest meeting on this topic on November 19th from 9-10AM. We will meet in-person in

Nyhagen Council Chambers (625 S. College Ave 99324) as a group and discuss projects and the path forward.

Having a passion for Main Street America, the City has given me permission to revive efforts to form a downtown group here in College Place. This entails fun and exciting downtown developments such as public art installations and community branding, large events downtown that attract tourists, and various financial programs that flush local businesses with money. Grants can be obtained and managed by DCP that can restore/refurbish storefronts and landscapes, create small business incentives and incubator programs, and install public venues and hangout spots in unused areas downtown. There is so much that can be done through Main Street programs, and I am SO excited to get started!

I want to meet all of you and I will be by in-person over the next few weeks to visit with you and answer any questions you might have right out the gate

As I will be spearheading this effort, please feel free to email or call me with any questions.

Yours In Service,

Maryelizabeth E.
Garcia

City Clerk

625 S. College Ave.

College Place, WA
99324

mgarcia@cpwa.us

509-394-8569 Direct

509-730-3057 Mobile



Information for Consideration:

Email and written communications, as well as potential logos and branding materials, are attached.

File Attachments

[5.png \(170 KB\)](#)

[1.png \(443 KB\)](#)

[2.png \(412 KB\)](#)

[3.png \(1,479 KB\)](#)

[4.png \(1,448 KB\)](#)

Subject :

5.03 November 2024 Development Update - Mr.
Rizzitiello

Meeting :

Nov 4, 2024 - College Place Economic Development,
Tourism, and Events Commission- Hybrid (In-Person &

Category :	Electronic)
Type :	5. Staff Reports
	Discussion, Information

Public Content

Historical Perspective:

Information for Consideration:

Update on development activity across the City for November 2024.

File Attachments

[DevelopmentTrackSheet_November2024.pdf \(142 KB\)](#)

6. Closing Items

Subject :	6.01 Next Meeting: December 9, 2024
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Information
Subject :	6.02 Conclude
Meeting :	Nov 4, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Procedural

College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic) (Monday, October 7, 2024)

Generated by Maryelizabeth Garcia on Tuesday, September 10, 2024

1. Opening Items

Procedural: 1.01 Call To Order

Chair Morehead called the meeting to order at 5:03 PM.

Information: 1.02 Roll Call

PRESENT:

Commission Members	Tracy Warner; Chloe Congleton; Allison Peck; Bruce Morehead
Ex- Officio	Arlene Alen - Walla Walla Valley Chamber of Commerce City Administrator, Michael Rizzitiello
Staff	Finance Director, Brian Carleton; City Clerk, Maryelizabeth Garcia

Also Present:

MEMBERS EXCUSED:	Kelli Leen;
MEMBERS ABSENT:	Doug Case;

Procedural: 1.03 Public Comment - None

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for October 7, 2024

Action (Consent), Minutes: 2.02 Approve Minutes from August 5, 2024

Action (Consent): 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.

Commission Member Alen made a motion to approve the consent agenda. Second by Member Peck and the motion passed 5-0.

3. Guest Presentations

Discussion, Information: 3.01 Martin Airfield Area Planning Study - Mr. Ben Hoppe (JUB Engineers)

Mr. Rizzitiello updated the Commission as to activities surrounding the development of the Martin Airfield Area Planning Study. Mr. Rizzitiello informed the Commission that the study is on track to be completed by end of December.

4. Action Agenda - None.

5. Staff Reports

Discussion, Information: 5.01 RSQ CEDS Work - Mr. Rizzitiello

Mr. Rizzitiello informed the Commission that two proposals were received for the completion of a Comprehensive Economic Development Strategy (CEDS): one from the Metts Group and one from Economic Growth Strategies. Once the College Place CEDS Plan gets accepted, opportunities for Federal Economic Development Administration

Public Works grants to potentially pay for the Water Tower and the Flex Building on the Gugliemielli property. Mr. Rizzitiello encouraged Commission Members to grade the proposals by the end of the week in order for Council to make official recommendations at the October 22 City Council meeting.

Discussion, Information: 5.01 SS4A Plan- Mr. Rizzitiello

Mr. Rizzitiello informed the Commission about the Safe Streets 4 All program which does not require roads to be Federal-Classified Roads in order to receive grant funding to repair the roads. Mr. Rizzitiello included Birch Street and 9th Street as examples of roads. Mr. Rizzitiello described outreach efforts to include an interactive map indicating damaged roads which citizens can mark themselves, as well as stakeholders including the Traffic Safety Coalition.

Discussion ensued.

Discussion, Information: 5.02 Community Events Update - Ms. Garcia

Ms. Garcia informed the Committee of Halloween festivities including the Trunk or Treat, pumpkin bowling, pumpkin tic-tac-toe, a hay pyramid, photobooth, and trunk competition. Ms. Garcia described an Olympics-related event in Spring 2025 branding and celebrating College Place as a holistic health destination.

Discussion, Information: 5.03 September 2024 Development Update - Mr. Rizzitiello

Mr. Rizzitiello presented the September 2024 Development Activity outlining the commercial/industrial and residential developments within the City.

6. Closing Items

Information: 6.01 Next Meeting: November 4, 2024

Procedural: 6.02 Conclude

Commission Member Congleton made a motion to conclude the meeting at 5:38 PM. Second by Member Peck and, with no objections, the meeting concluded.

Approved:

Bruce Morehead - Chair

Attest:

MaryElizabeth Garcia - City
Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred October 7, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.

City of College Place

**Economic Development, Tourism,
and Events Commission**



Comprehensive Economic Development Strategy

CEDS Kick-Off Meeting

November 4, 2024





THE NATELSON DALE GROUP, INC

Target industry analysis

Real estate strategies and
downtown revitalization

Retail market analysis and
repositioning



ECONOMIC GROWTH
STRATEGIES

Economic development strategic
planning

Successful implementation
nationally recognized economic
development initiatives

Combining practical on the
ground experience with academic
level analysis



INTERNATIONAL SUSTAINABLE RESILIENCE CENTER
POWERED BY PUBLIC PRIVATE PARTNERSHIPS

International recognized for
economic resilience practice

Creator of Economic Resilience
Scorecard & Infrastructure Tool Kit

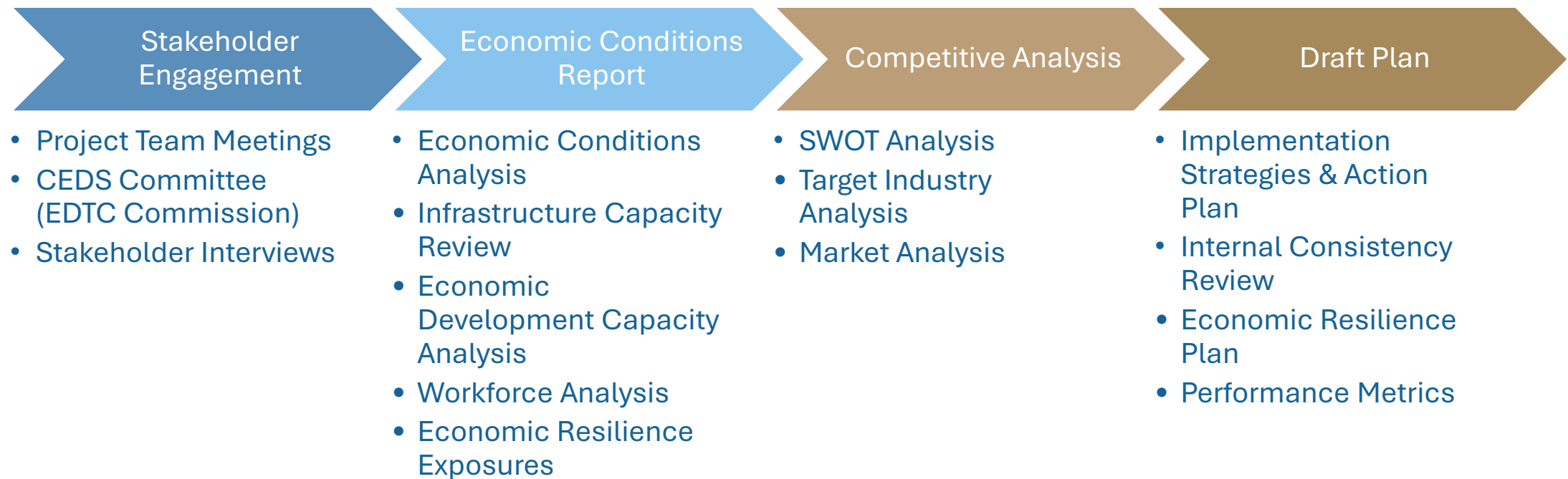
The Team

What is a CEDS?

- CEDS is short for “**Comprehensive Economic Development Strategy**” - an extensive process managed by the U.S. Economic Development Administration (EDA)
- **Planning document** required by EDA to be eligible for federal funding through their grant programs
- A CEDS is designed to **bring together the public and private sectors** in the creation of an economic roadmap to diversify and strengthen regional economies



The CEDS Planning Process



The Final Plan

Public Review Period
Commission Recommendation
City Council Approval
EDA Submittal
EDA Approval





The Next Few Steps

Site Visit

Economic Conditions
Report

Monthly Updates

Questions



ECONOMIC GROWTH
STRATEGIES

City of College Place, Washington
RESOLUTION NO. 24-074

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON
AWARDING FEDERAL ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) COMPREHENSIVE
ECONOMIC DEVELOPMENT STRATEGY (CEDs) GRANT CONTRACT TO ECONOMIC GROWTH
STRATEGIES LLC**

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

Whereas, the City Council accepted a Federal Economic Development Administration (EDA) Planning Grant of \$40,000; and

Whereas, this project was advertised via RSQ available on City website and emailed out via MRSC Small Works Vendor Roster, and

Whereas, the City received two proposals and Economic Growth Strategies LLC was graded as most responsive, and

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

1. Authorize the City Administrator to sign contractual agreement with Economic Growth Strategies LLC for \$80,000 to complete Comprehensive Economic Development Strategy (CEDs) work.

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

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

PASSED by the City Council of the City of College Place, Washington, this 22nd day of October, 2024.

Signed by:

Norma L. Hernández

E7C117EE7FEC409...

Norma L. Hernández, Mayor

Attest:

Signed by:

Maryelizabeth Garcia

1E6D0ADB8E9DD4C2

Maryelizabeth Garcia, City Clerk

AGREEMENT FOR INDEPENDENT CONTRACTOR SERVICES

This Agreement, dated as of October 22nd, 2024, is between the City of College Place, CA ("CLIENT") and Economic Growth Strategies, LLC (Paul Saldana) (hereinafter "INDEPENDENT CONTRACTOR"), who agree as follows:

1. **Description of Services:** The Client hereby retains an Independent Contractor to provide the services described in the attached Scope of Work (Attachment A) as outlined in the Independent Contractor's proposal (Attachment B)
2. **Duration:** The term of this Agreement shall be from October 28, 2024 to June 30, 2025.
3. **Compensation:** Independent Contractor will be compensated as provided in the attached Compensation Schedule, not to exceed Eighty Thousand Dollars and zero cents (\$80,000). Invoices shall be submitted in accordance with the compensation schedule (Attachment C).
4. **Claims for Compensation:** Independent Contractor agrees that he/she shall not be entitled to and shall not claim compensation for services performed under this Agreement from another federally funded source of compensation for the same work performed, same working hour(s) or same working day(s). It is further agreed by the Independent Contractor that any claim for compensation submitted in violation of this clause shall, if paid, be recoverable by the Client.
5. **Warranty. Indemnity and Hold Harmless:** Independent Contractor warrants and represents that it has every legal right to enter into the Agreement and to perform in accordance with its terms and that it is not and will not become a party to any Agreement with anyone else which would be in violation of the rights granted to the Client hereunder. Independent Contractor will indemnify and hold the Client harmless from and against any losses, damages and liabilities, including reasonable attorney's fees for Independent Contractor's negligent performance or unexcused failure to perform services under this agreement. The Client makes no warranty, indemnity or hold harmless agreement.
6. **Independent Contractor Status:** It is understood and agreed between the parties that the Client shall not be obligated to withhold any federal, state or local taxes from fees paid to the Independent Contractor, nor shall the Client have any liability for such withholding. Further, any required public liability, public damage and/or Worker's Compensation Insurances shall be the sole responsibility of the Independent Contractor.
7. **Confidential Information:** Independent Contractor will not disclose directly or indirectly to or use for the benefit of any third party any secret or confidential information, knowledge

or data acquired by virtue of its relationship with the Client without the prior written approval of the Client. It is understood and agreed by the parties that the obligations of this paragraph shall survive the expiration or termination of the Agreement.

8. Non-Assignability: This Agreement may not be assigned or transferred by either party without the prior written approval of the other party.
9. Termination: Client may terminate this Agreement without cause upon ten (10) days' written notice. Client may immediately terminate or suspend this Agreement for cause. Cause for immediate termination or suspension shall include, but not be limited to, any breach of this Agreement by Independent Contractor or Independent Contractor's bankruptcy or insolvency. Upon receipt of notice of termination or suspension for cause, Independent Contractor shall immediately stop all work in progress under this Agreement. In the event of early termination of this Agreement by Client, Independent Contractor shall be entitled to payment for all Services performed to the date of termination to the extent such Services were performed to the satisfaction of Client in accordance with the terms and conditions of this Agreement.
10. Complete Agreement: This Agreement constitutes the entire agreement between the parties, and no amendment or modification hereof shall be effective unless reduced to writing and signed by both parties.
11. Severability: Should any provision of this Agreement be held invalid or unenforceable, such a holding shall not affect the validity or enforceability of any other provision thereof.
12. Copyrights: All original materials, written, photographed, recorded or otherwise collected or produced by the Independent Contractor pursuant to this Agreement are instruments of Professional Services, and shall be the sole property of Client.
13. Expertise Certification: The Independent Contractor assures the Client that they and all their approved sub-contractors possess the expertise, and resources necessary for satisfactory completion of the activities described in the Description of Independent Contractor Services and Activities.
14. Certification Regarding Debarment, Suspension and Related Matters: The Independent Contractor hereby certifies to the best of their knowledge that it or any of its officers or contractors or sub-contractors:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transaction by any Federal department or agency;

- b. Have not within a three (3) year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or agreement under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in Paragraph 2 of this certification; and
 - d. Have not within a three (3) year period preceding this Agreement had one or more public (Federal, State or local) transactions terminated for cause or default.
15. Applicable Law: This Agreement shall be governed by the laws of the United States of America and relevant laws of the State of Washington shall be applicable. Independent Contractor is required to comply with Economic Development Administration (“EDA”) guidelines and is responsible for understanding and compliance with applicable grant administration requirements as set forth in the Project Award No. ED24SEAOGO361.
16. Amendment: This Agreement may be amended only by a written instrument executed by both Parties.

In consideration of the mutual promises of the parties this Agreement is executed on the date first above written, in duplicate, intending each duplicate to be an original.

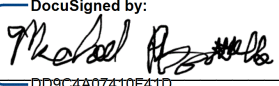
Independent Contractor

Economic Growth Strategies, LLC
5077 Coffee Road, 4-232
Bakersfield, CA 93308

By: Paul M. Saldana
Managing Director

Client

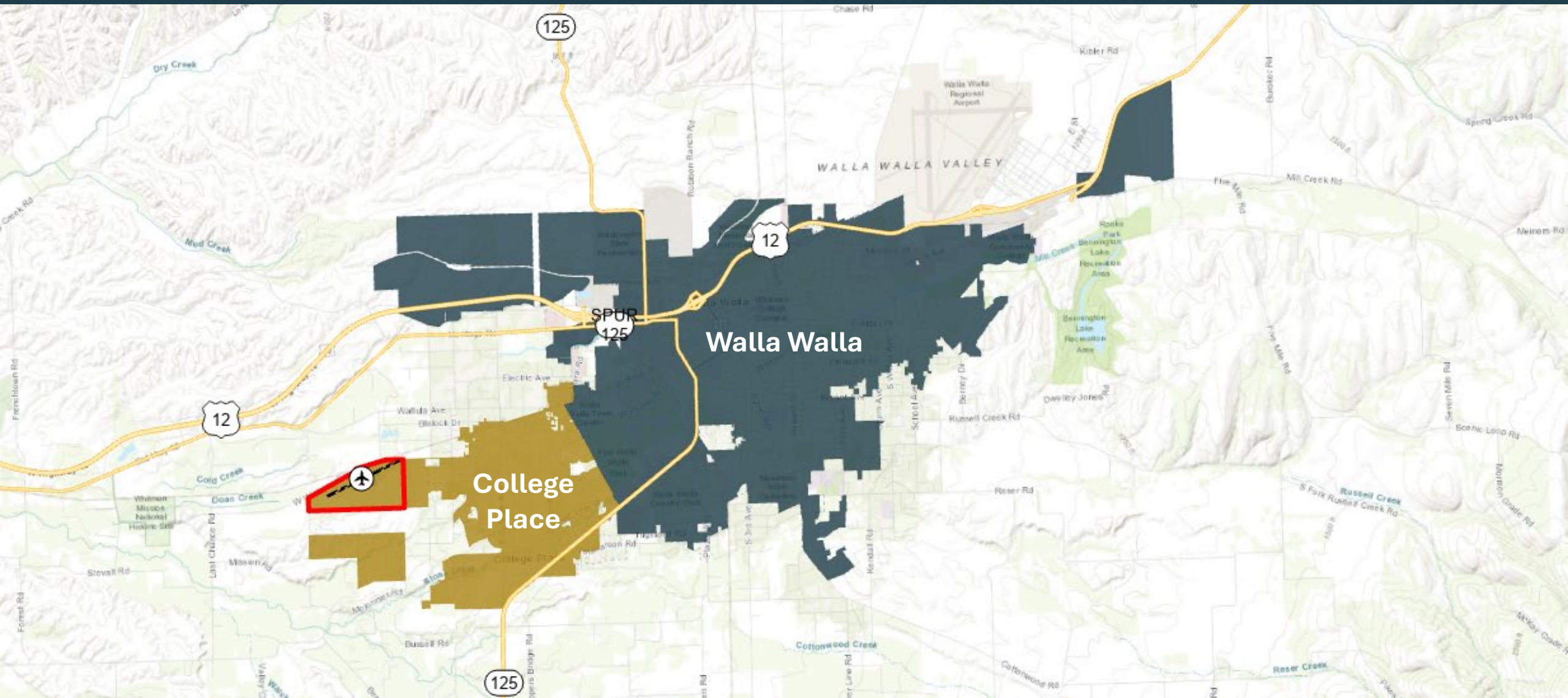
City of College Place
625 S. College Avenue
College Place, WA 99324

DocuSigned by:

DD9C4A07410F41D...
By Mike Rizzitiello
City Manager



THE CITY OF COLLEGE PLACE MARTIN AIRFIELD AREA PLANNING STUDY

Project Location

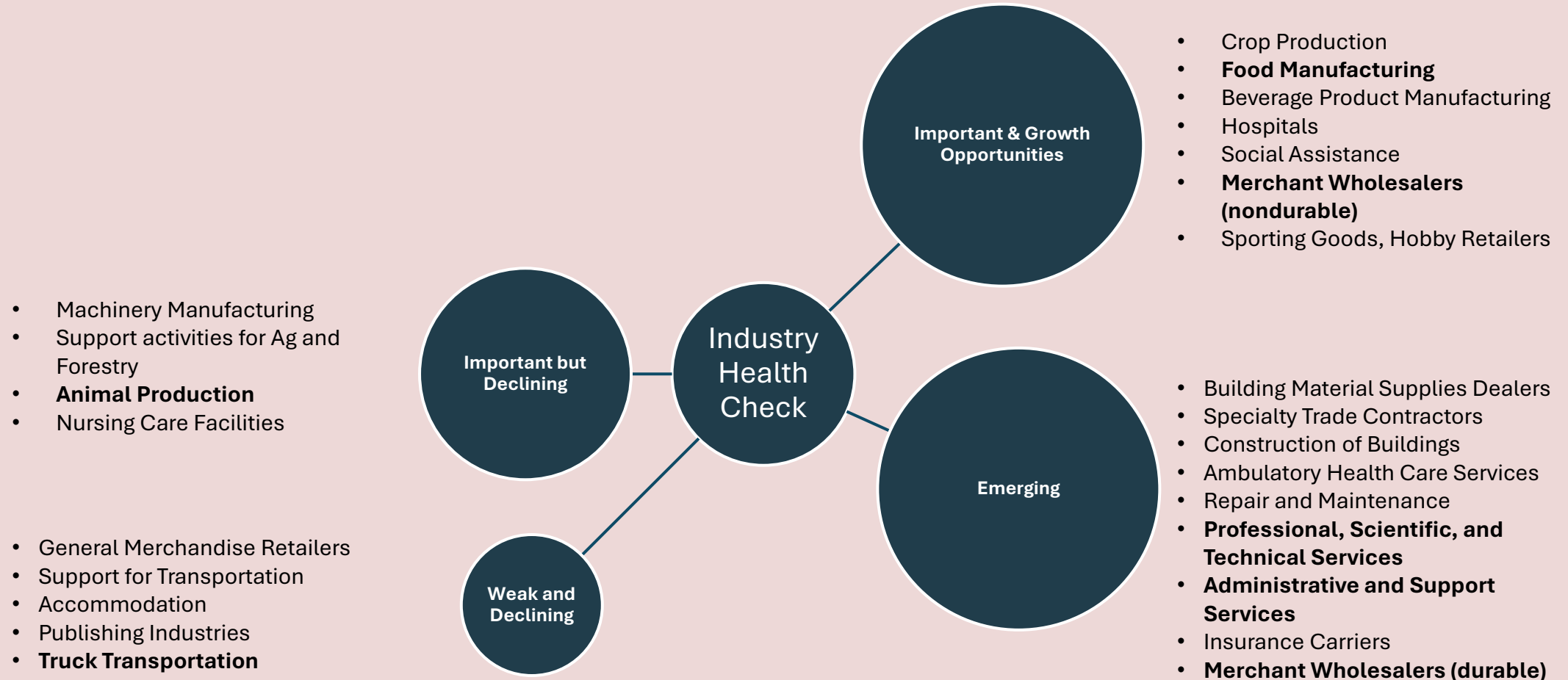


Overview of Scope



Current Progress

Economic Feasibility





Potential Light Industrial Uses

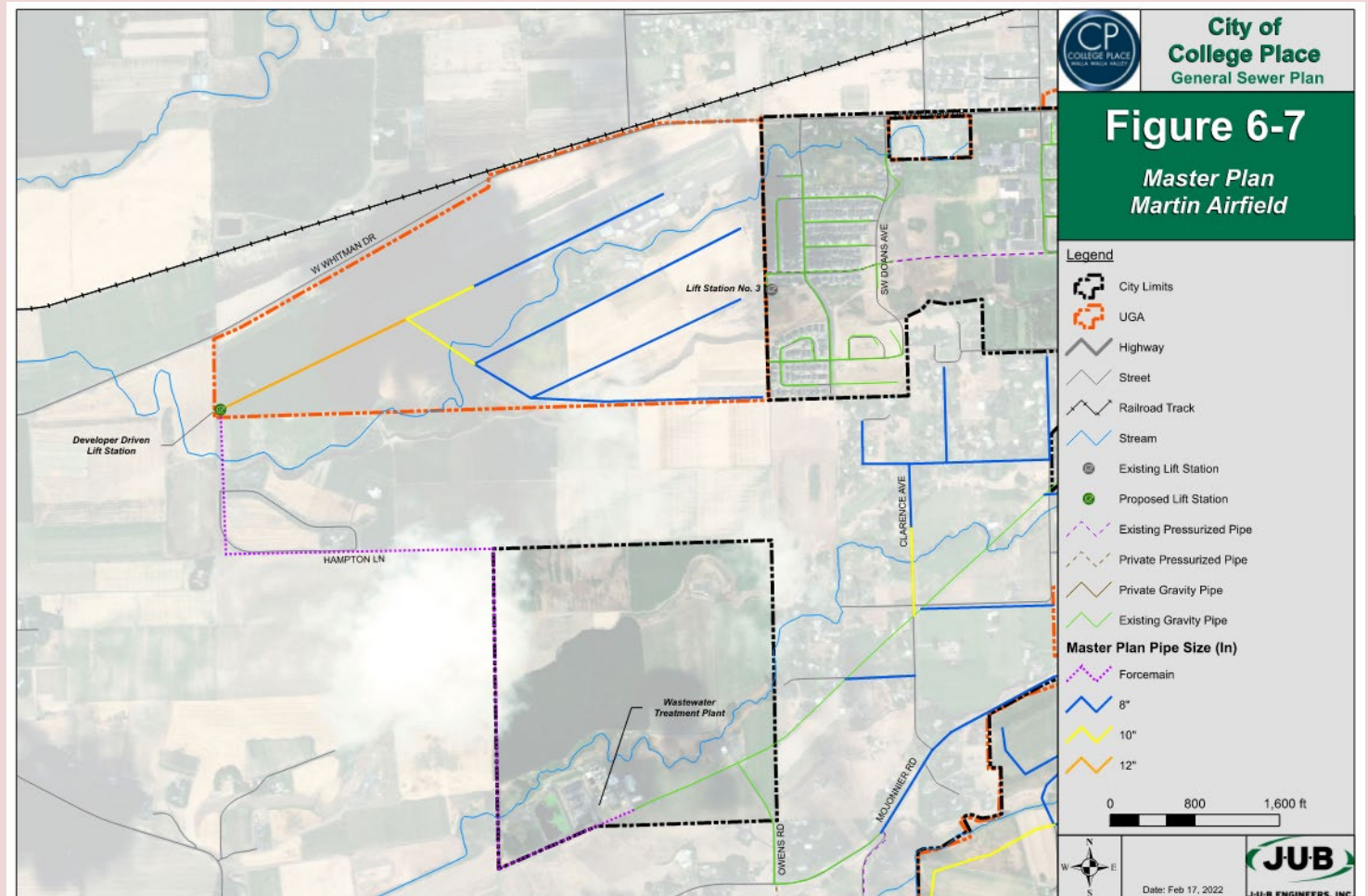
- Wholesalers
- Truck Transportation
- Manufacturing
 - Food
 - Glass
 - Packaging
- R&D or Professional & Technical Services
- Ag Tech: facilitate businesses and startups in testing new ideas related to agricultural logistics directly on-site, in collaboration with growers, shippers, warehouses, customers, etc.
- Aerospace-related
 - Aircraft inspection services
 - Aircraft maintenance and repairs
 - Other aircraft parts & equipment mfg
 - Aircraft engine & engine parts mfg
 - Labs and Testing Facility (space, drones, etc.)
 - Emerging Technologies (SAF, hydrogen, etc.)
 - Advanced Air Mobility
- Logistics Hub: alleviate congestion from ports of Seattle and Tacoma
 - Intermodal transfer facility
 - Cross-dock

Current Progress

Site Analysis



- Sanitary Sewer
 - No on-site collection system
 - Some on-site sewage/septic systems
 - 2022 GSP recommended new collection system and lift station pumping to WWTP
 - Growth assumed to be all residential (re-evaluating)
- Industrial Wastewater
 - No on-site collection system
 - Will evaluate need based on economic feasibility study

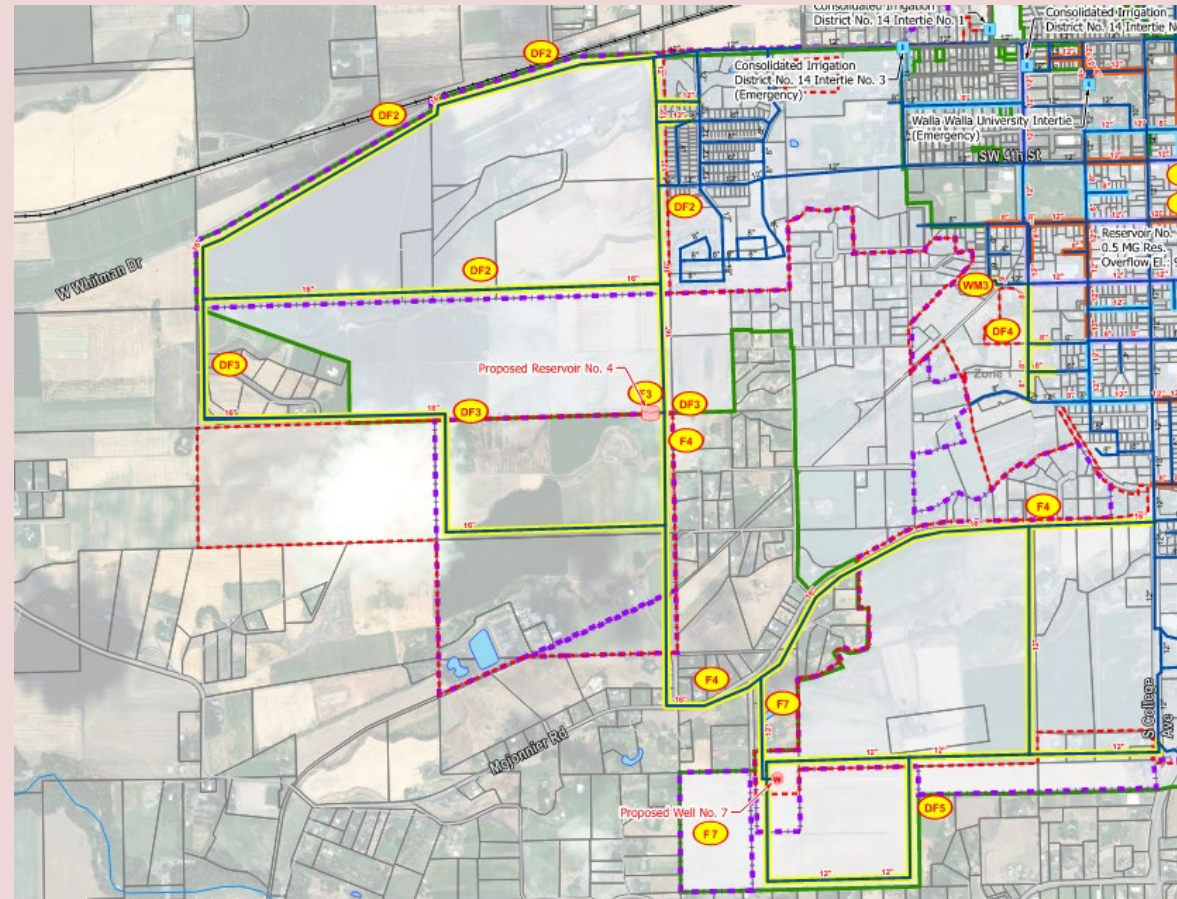


Current Progress

Site Analysis



- Potable Water Service
 - Within Retail Service Area
 - No on-site distribution system
 - 2020 WSP
 - 16-inch mainline network (DF2/DF3) fed by existing 12-inch supplies from east and new 16-inch supply from south (F4)
 - (F4) currently in design
 - New Reservoir No. 4 (F3)
 - 2023 Tech Memo recommended upsize from 0.50MG to 1.0MG
 - (F3) currently in design



From Figure 8-2, City of College Place 2020 WSP. RH2 Engineers

Current Progress

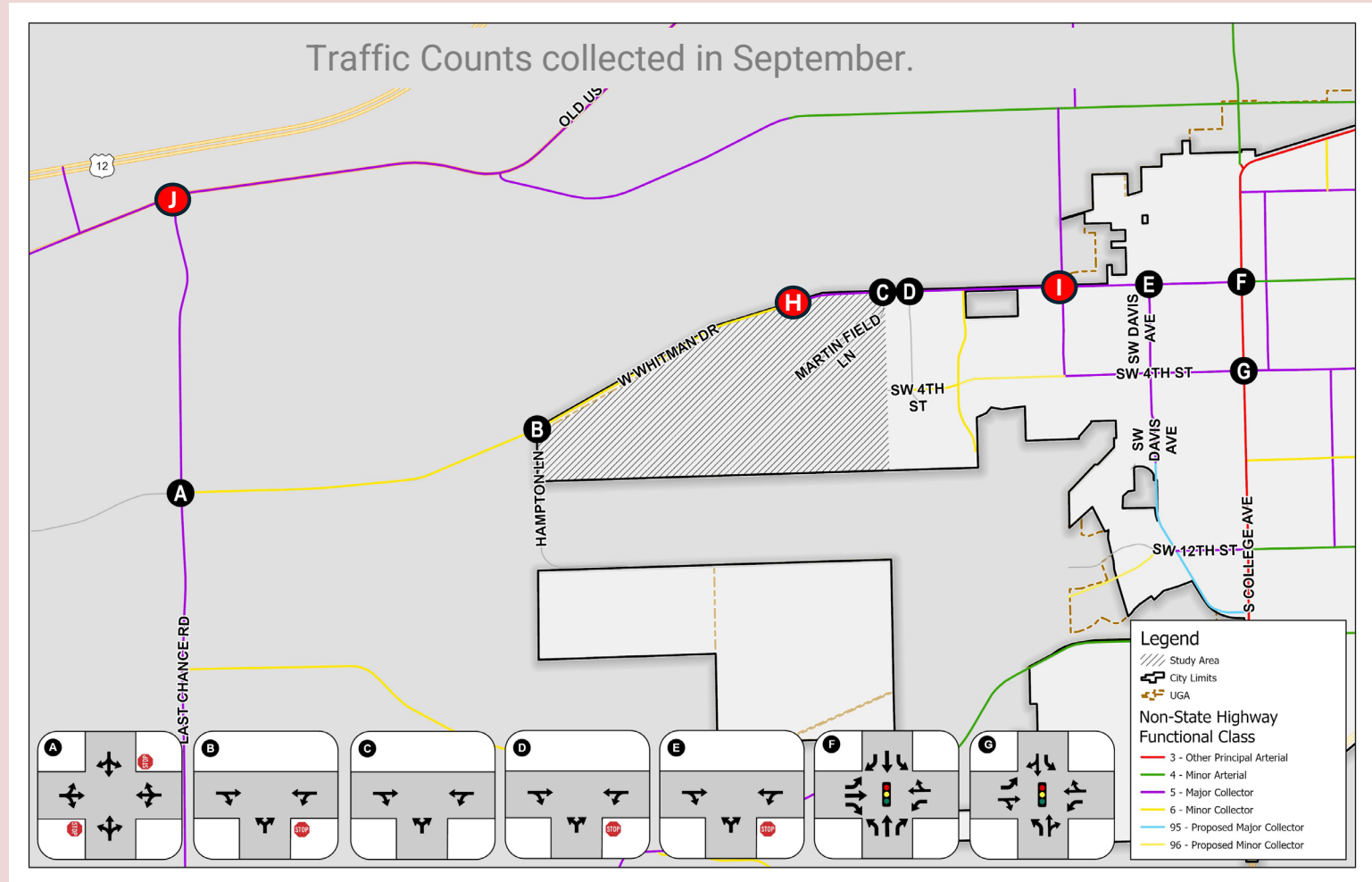
Site Analysis



Traffic

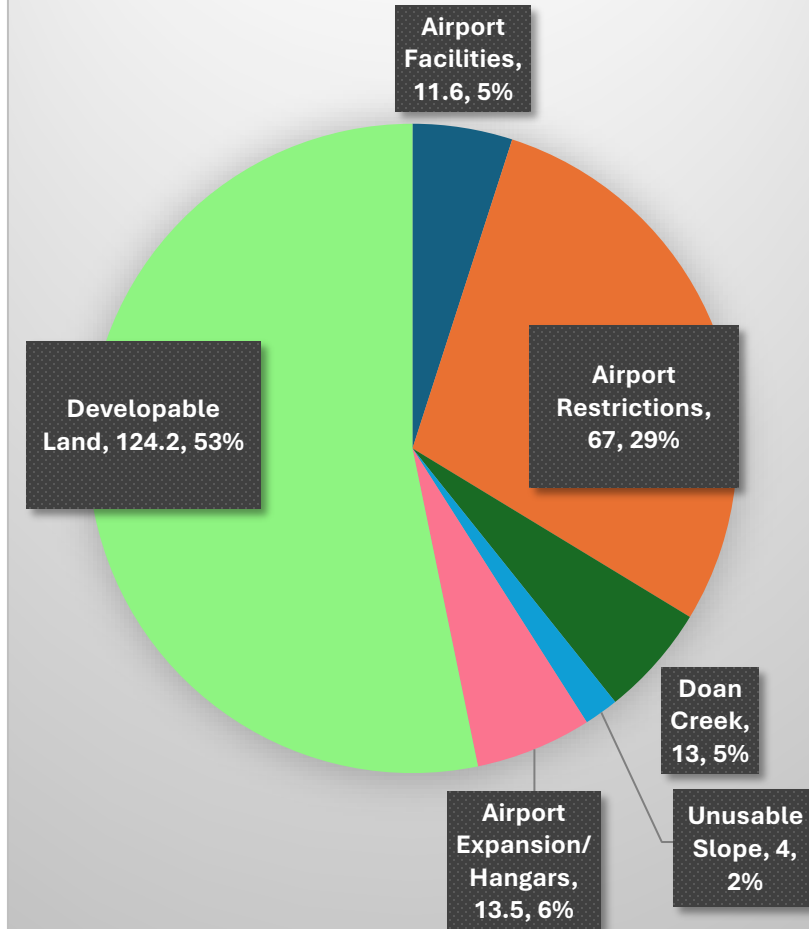
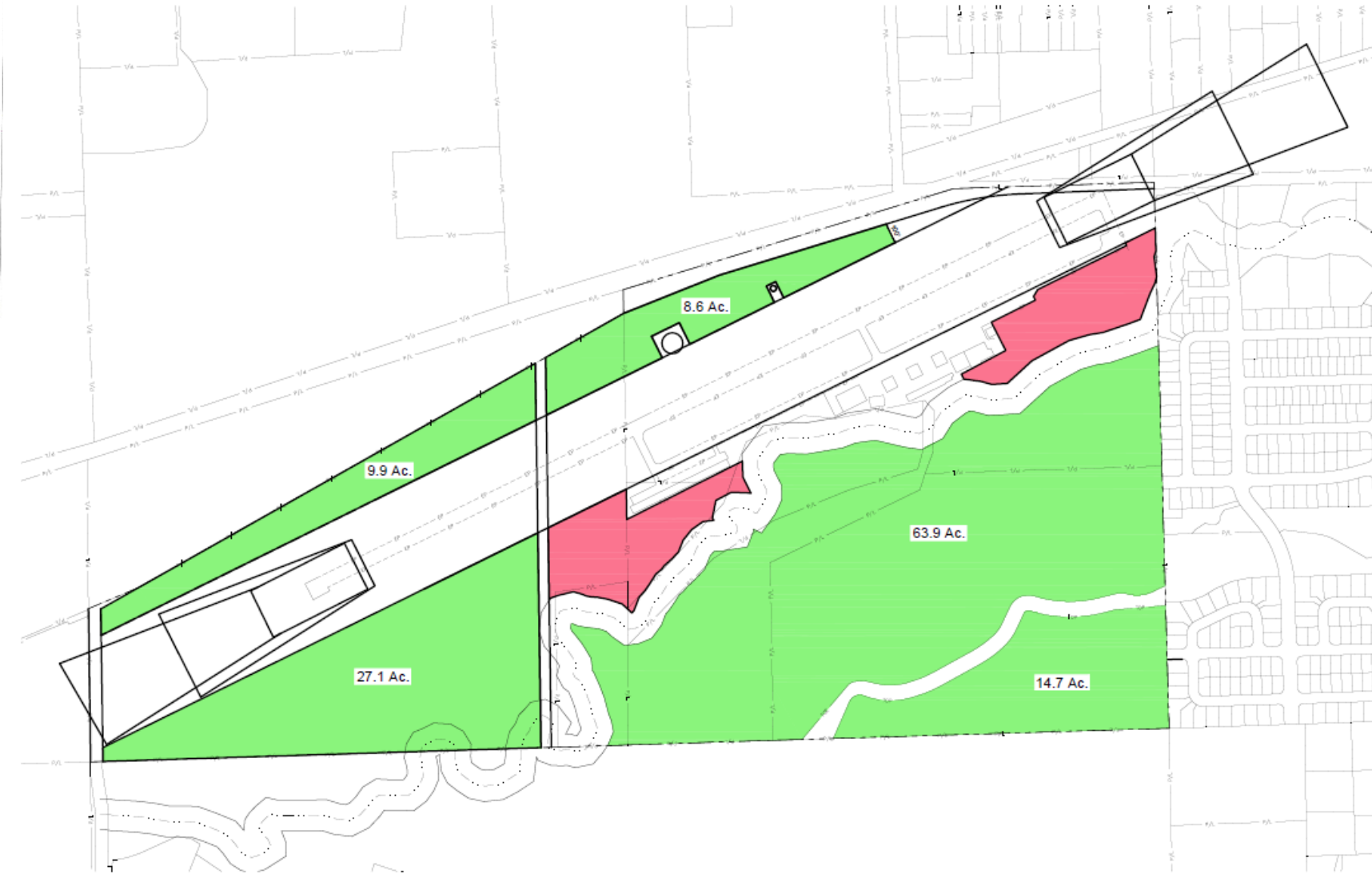
Intersections:

- Whitman Drive
 - a. Last Change Rd
 - b. Hampton Ln
 - c. Martin Field Ln
 - d. Homestead Ave
 - e. Davis Ave
 - f. College Ave
 - h. McKinney Rd
 - i. Academy Way/Hussey St
- College Ave
 - g. 4th Ave
- Old Hwy 12
 - j. Last Chance Rd



Current Progress

Developable Land



THANK YOU!

ATTACHMENT A
Scope of Work

**COLLEGE PLACE COMPREHENSIVE ECONOMIC DEVELOPMENT
STRATEGY SCOPE OF WORK**

PROJECT NO.: ED24SEA0G0361

August 1, 2024 – July 31st, 2025

1. Develop the Comprehensive Economic Development Strategy (CEDS) for the community which is designed to guide the county's economic growth IAW 13 CFR Part 303.
 - Creation and retention of high-quality jobs.
 - Diversification of the economy.
 - Workforce investment and mitigation of the low-skilled labor force to high-skilled or specialized trade fields.
 - Financing of the economic infrastructures that would solidify economic prosperity and growth.
2. Collect regional economic data:
 - a. Determine local economic conditions and activity such as, but not limited to employment, demographics, and existing industry data.
 - b. Data will be collected from information through a variety of sources, which may include surveys, one-on-one interviews, focus groups and open public input.
3. Perform a market analysis identifying the most likely economic opportunities available to the community, as well as those opportunities that have significant community drivers. Analysis may include some form of location quotient, cluster or share shift analysis.
4. Perform regional SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis identify regional and local assets, gaps, and weaknesses:
 - a. Economic problems and constraints for consideration include.
 - i. Federal and State laws, policies and regulations.
 - ii. Land and Labor availability.
 - iii. Limited public facilities and services.
 - iv. Identify outside competition or internal issues that hinder regional and local economic development.
 - b. Identify economic opportunities
 - i. Exploration of current businesses
 - ii. Tourism- Development, visitor support, air and water transportation
 - iii. e-Commerce
 - iv. Small Business Development
 - v. Agriculture

- vi. Wine
 - vii. Higher Education
 - viii. Healthcare
 - ix. Aerospace
 - x. Food Processing
 - xi. Industries that capitalize on area assets and workforce
 - xii. Other natural resources
 - xiii. New opportunities that result in competitive advantages
- c. Realign and demonstrate compatibility with previous efforts
 - i. Identify key economic clusters in region
 - ii. Consolidate other master plans and workforce investment strategies
 - iii. Analyze past, present, and projected future economic development plans
5. Economic Resilience: Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity.
6. Develop the economic strategies and implementations plans for achieving CEDS goals in coordination:
- a. Review prior goals achieved.
 - b. Develop strategies, plans, resource needs, and tasks for:
 - promoting economic development and opportunity.
 - developing transportation access.
 - enhancing and protecting the environment.
 - workforce development with other regional workforce development strategies.
 - promoting the use of technology in economic development.
 - balancing resources.
 - providing services to the community.
 - obtaining funds and resources for CEDS implementation.
7. Develop the Strategic Direction/Action Plan
- a. Develop the vision statement and goals/objectives
 - b. Conceptualize the implementation of the goals and objectives
 - c. Identify priority activities that can be successful
8. Evaluation:
- a. Develop performance measures that will gauge the progress
 - b. Perform ongoing process evaluation of progress toward meeting project goals.
 - c. Hold regular community meetings to solicit input.
9. Develop CEDS in coordination with community and the region:
- a. Draft initial CEDS including - regional economic data; results of SWOT analysis; goals and objectives; CEDS participants, projects and jobs; prioritized projects and funding sources; plan of action; performance measures to evaluate development

and implementation of the CEDS.

- b. Evaluate Draft CEDS incorporating community input and assessing for and addressing gaps, challenges, and limitations.
- c. Prepare Final CEDS.
- d. Submit Final CEDS to EDA

10. Work closely with EDA's Economic Development Representative and staff.

11. Work with others closely involved in economic development paradigm of the city including the Walla Walla Area Chamber of Commerce, Walla Walla Community College, Small Business Development Center, Port of Walla Walla, Walla Walla County, Visit Walla Walla, and ArtWalla among others.

ATTACHMENT B

Approach to Scope of Work

The proposed work plan provides for the requirements of the scope of services contained in the RFP while preserving the flexibility for modification as the project commences therein allowing for discovered enhancements to be included in the final strategy. The applicable EDA guidelines and regulations for each element of the CEDS is indicated by the regulatory reference (i.e. 13 CFR).

The approach proposed by the team is based on prior work developing a federal compliant CEDS (13 CFR § 303 Et Seq.) as well as coordinating the CEDS with local and regional plans, the and the Hazard Mitigation Plan (44 CFR § 201 Et Seq.). Likewise additional components are proposed as applicable to providing a broader strategic framework for economic growth.

Project Management Engagement

Identification/Selection of CEDS Strategy Committee



The consulting team will work with College Place staff to ensure a strategy committee meets EDA requirements and includes representatives of the main economic interests of the area including private sector, public officials, community leaders, education and workforce development, and other groups who will benefit from the economic development activities within the plan.

The consulting team will hold project progress calls with the College Place project staff on a fixed schedule every three (3) weeks throughout the project. An agenda and follow-up report will be provided with each call. In addition, an extensive stakeholder plan is contained in the proposal and will be coordinated with College Place staff.

Phase 1: Economic Conditions Report

An extensive economic development analysis of the planning area sets the foundation for an effective economic development strategy. The analysis, an update of current information, also provides the information needed for evaluating and testing implementation strategies and action plan tasks. Each element will be provided as a summary report and will be included in the final CEDS as an appendix. The analysis will be built from the existing planning documents identified as well as any additional planning documents available to the team. The key elements are designed to meet CEDS requirements.



1. Economic Conditions Analysis

An economic conditions analysis will be prepared for the planning area. The data-driven analysis will include a robust representation of demographic trends, economic activity, and business/industry shifts. Data forecasts available during the CEDS period will also be provided. The review will also include economic and business development and support activities undertaken during the past five years.

2. Infrastructure Capacity Review

EDA 13 CFR §305.2(b)

A survey of infrastructure plans and activities will be conducted with an emphasis on EDA priorities and identification of potential projects that could be funded with EDA grants and programs or other federal, state or local initiatives. Review will include public and private infrastructure needs and issues and include any significant issues such as electric power or other areas identified during the planning process. This will result in a potential project list for EDA qualified investments.

3. Economic Development Capacity Analysis

Existing economic development organizational capacity will be analyzed to determine current resources, programs, and initiatives available to current and prospective businesses. This will include identification of programs at the local, regional, state, and federal levels. Utilization of opportunity zones and other special designations will also be conducted.

4. Workforce Analysis

EDA 13 CFR §306 et seq.

The pandemic has brought upon opportunities for remote working, which also can bring challenges to local communities. A workforce analysis will be conducted to identify key workforce characteristics, education, and training needs, to

pursue new employment opportunities in an evolving workplace environment. Educational programs will be analyzed to evaluate current career technical education pathways.

5. Economic Resilience Exposures

EDA 13 CFR §307 et seq.

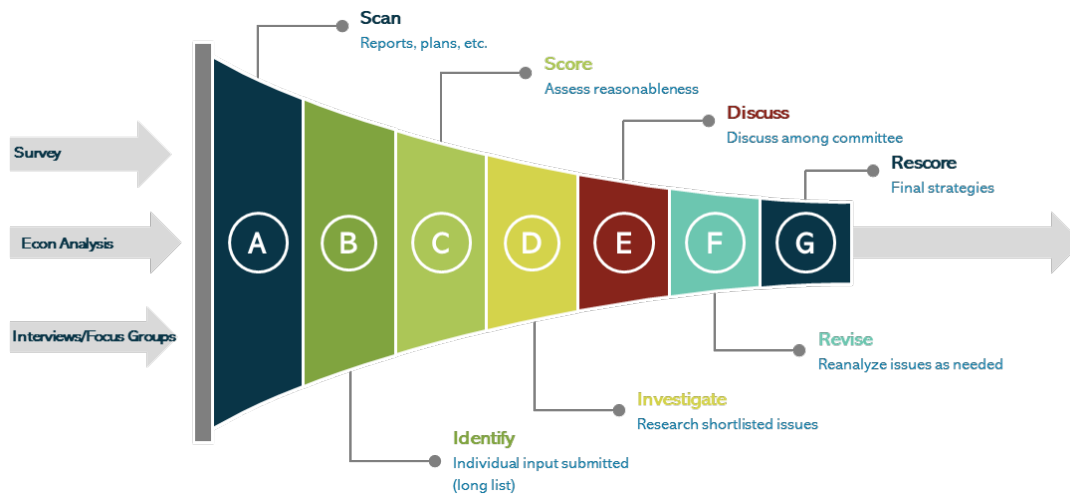
The ability to recover rapidly from an economic shock, to withstand a shock and/or to avoid the shock altogether are the key attributes of economic resilience according to the EDA. To create a resilience plan, it is important to understand the vulnerabilities the region is sensitive to. Under the latest EDA guidance, the CEDS should have some alignment with the City's Hazard Mitigation Plan (HMP). This analysis will be conducted in cooperation with the International Sustainable Resilience Center.

Phase 2: Competitive Analysis

6. SWOT Analysis

EDA 13 CFR §303.7(b)(1)(ii)

A qualitative analysis of the area's strengths, weaknesses, opportunities, and threats will be conducted. A combination of interviews, focus groups and online survey of stakeholders will be used. Given the diverse conditions of the region, the SWOT analysis will identify individual community results to the extent possible. Many ideas will be solicited, and, in some cases, one person's "strength" may be someone else's "weakness". To ensure that the SWOT analysis is applicable to the CEDS and furthers the development of the goals, it will be done using the methodology illustrated below to support inclusion of consensus attributes in the draft analysis.



The full SWOT analysis will provide confirmation of the conditions utilizing data, investigative inquiry and trends of conditions impacting the identified issue. These will include the topical areas identified in the RFP (page 4, item 4).

7. Target Industry Analysis

The team will conduct an industry “cluster” analysis to serve as a basis for defining an updated list of targeted industries for CEDS area. The focus on identifying strong growth industries is consistent with USEDAs preference for cluster-based economic development strategies and will also provide a practical basis for defining development strategies that incorporate the concept of economic resilience. The team will utilize the following data sources to complete the industry cluster analysis:

- Previous target industry report(s) for economic development organizations in College Place and county and regional level if relevant;
- Employment by industry (at 6-digit NAICS level) for College Place and surrounding environs.
- Industry growth projections and supply chain gap data for City and region.

Phase 3 Draft CEDS

The final phase of the project will be the preparation of the Draft and Final CEDS documents. This will have several tasks involving local stakeholders.

8. Implementation Strategies/Action Plan



Based on the information gained through economic development analysis and the strategic analysis (phases 1 and 2), the consulting team will work with the College Place staff and the stakeholder committee to identify broad goals that are meaningful and accomplishable. Once goals area established, specific objectives and action plans will be developed. Implementation strategies will identify actions and tasks that need to occur, the resources available and/or needed, suggested approaches, best practices (where applicable), and organizational responsibility, including roles within the implementation strategy. Strategies will focus on traditional economic development strategies around business attraction, retention, and expansion as well as innovative approaches to entrepreneurship development, education and training and use of special designations like Opportunity Zones. Like the SWOT analysis, there will be an identify, discuss, and revise approach with the committee on the implementation strategies prior to inclusion in draft plan.

9. Internal Consistency Review & Report

An internal consistency report will be prepared outlining how the proposed actions correspond to and align with other City plans and projects, regional planning and applicable state and federal programs. Note these plans are not exclusive as other areas of alignment may be developed during the process. A matrix chart showing alignment will be produced.

10.Economic Resilience Plan



The team will provide narrative and data for the economic resilience portion of the CEDS, including analysis and recommended “Steady State” economic resilience initiatives that meet the EDA guidelines. “Steady State” initiatives tend to be long-term efforts that seek to bolster the community or region’s ability to withstand

or avoid shock. Initiatives can include establishing capabilities for the economic development organization to be responsive to the City's recovery needs following any disruptive incident/hazard. The plan will include a comparative table showing the connections between the CEDS and the Hazard Mitigation Plan, as outlined by the Federal Emergency Management Agency and Economic Development Administration.

11. Performance Metrics



Performance measures are the key to tracking success in implementing the CEDS. Qualitative and quantitative performance measures will be recommended. An annual process for updating performance measures data will be included. Likewise, a communication strategy to inform stakeholders on progress will also be included.

12. Draft Plan

A draft CEDS, as illustrated in the graphic below, will contain the major elements as required by EDA and be inclusive of relevant data and information. For brevity in the final CEDS, most economic, demographic, and other detailed information will be summarized in the plan and included completely in a relevant appendix. The draft plan will be reviewed by the College Place staff and the stakeholder committee prior to the public comment period.



As outlined in the RFP, the team will provide analysis, clarity and recommendations for economic opportunities for consideration including:

- Exploration of current businesses.
- Tourism- Development, visitor support, air and water transportation.
- e-Commerce.
- Small business development.
- Agriculture.
- Wine.

- Higher education.
- Healthcare
- Aerospace.
- Food processing.
- Industries that capitalize on area assets and workforce
- Other natural resources
- New opportunities resulting in competitive advantages

Final Plan

13.Public Notice & Comment

To conform with EDA requirements for public notice and comment, the draft CEDS will be distributed, and a public notice will be issued. The team will provide an online mechanism for individuals and organizations to provide comments and will provide a summary of the comments to College Place staff. Upon close of the comment period, the consulting team will draft response to comments and make any changes to final CEDS as determined. Comments and responses will be included as an appendix to the final report.



14.Final CEDS

The final CEDS will be presented to the stakeholder committee and ultimately to the College Place City Council for approval. Transmittal documents to file with EDA will be provided to College Place staff. The team will provide a digital version available for downloading and/or website viewing and will provide a one (1) page double sided handout that will summarize the CEDS for general use by the City of College Place and stakeholders in communicating the final plan.

ATTACHMENT C

Compensation Schedule

The Independent Contractor shall bill Client monthly based on the percentage of each phase that is completed during the preceding month and documented in the invoice. The first invoice covers the data acquisition and research that informs the Phase 1 tasks. Travel, technology and incidental costs are included in the appropriate tasks and not billed separately. The graphic design allocation is set aside to use at the Client's discretion to enhance the final work product.

Project Management Engagement (Includes data acquisition costs and initial research)	\$12,500
Phase 1 (Tasks 1-5)	\$25,000
Phase 2 (Tasks 6-7)	\$15,000
Phase 3 (Tasks 8-12)	\$20,000
Final Plan (Tasks 13-14)	\$5,000
Graphic Design (Final Elements)	\$2,500
Total	\$80,000

City of College Place: Capital Facility Plan (2025 to 2030) * Many projects subject to availability of grant dollars & future development*														
Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total Project Cost	How is project funded?
Administration/Community Development														
City Hall Sallyport Conversion	1018	High	City Hall	Convert former Sallyport to Offices. City Admin Office, Conf Room, Mayor Office.FY 2024 Construction. Also, add a generator in FY 2025.	Budgeted	2025	\$ 1,000,000.00	\$ 3,000,000.00					\$ 4,000,000.00	25% Federal Congressional Directed Spending; 25% State Energy Efficiency Grant; 25% FEMA BRIC Grant; 25% City GO Bond.
Municipal Campus ADA Sidewalk Compliance	1020	Low	City Hall	Update sidewalks at Municipal Campus to be ADA Compliant.	Planned	2026		\$ 40,000.00					\$ 40,000.00	100% Facilities Maintenance Reserve (funded by CE)
City Hall Conference Room Furnishings	1013	Low	City Hall	Conference room, eight offices, break room.	Planned	2026		\$ 100,000.00					\$ 100,000.00	Facilities Maintenance Reserve (funded by CE)
Keycard Access City Buildings	1016	Medium	All Facilities	Uniform electronic keycard access for all city buildings.	Planned	2026		\$ 450,000.00					\$ 450,000.00	Facility Maintenance Reserve with Transfer from Utilities.
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. landscaping around City Hall and PD. underground power to charging stations and remove power pole.	Planned	2026		\$ 100,000.00					\$ 100,000.00	Facility Maintenance Reserve (funded by CE)
City Hall Exterior Beam Repair	1001	Low	City Hall		Planned	2026		\$ 40,000.00					\$ 40,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Exterior Paint	1017	Low	City Hall	Paint exterior & replace gutters.	Planned	2026		\$ 15,000.00					\$ 15,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Landscaping	1002	Low	City Hall	FY 2023 - Remove arborvitae and install low maintenance vegetation/plant Christmas tree. FY 2027 - Landscaping around City Hall campus.	Planned	2027			\$ 54,269.00				\$ 54,269.00	Facilities Maintenance Reserve (funded by CE)
City Hall Restroom Renovation	1015	Low	City Hall	Replace tile, stalls, fixtures, counterlights, paint-two public, three staff.	Planned	2027			\$ 60,000.00				\$ 60,000.00	Facility Maintenance Reserve (funded by CE)
Total: Administration/Community Development							\$ 1,000,000.00	\$ 3,745,000.00	\$ 114,269.00	\$ -	\$ -	\$ -	\$ 4,859,269.00	
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. On Year 4 of 5. Tower exists and is in use.	Budgeted	2021	\$ 64,900.00	\$ 64,900.00					\$ 129,800.00	Facility Maintenance Reserve (funded by CE)
Renovate Dorm Rooms	2025	High	Fire Station	Renovate Dorm Rooms.	Budgeted	2025	\$ 45,944.00						\$ 45,944.00	Facility Maintenance Reserve (funded by CE)
Dorm Room Furniture	2026	High	Fire Station	Obtain Dorm Room Furniture	Budgeted	2025	\$ 34,458.00						\$ 34,458.00	Facilities Maintenance Reserve (funded by CE)
Fire Station Lock/Key Cards	2010	High	Fire Station	Replace card lock system to match CH and PD.	Budgeted	2025	\$ 20,000.00						\$ 20,000.00	100% Facilities Maintenance Reserve (funded by CE)
Fire Station ESCO Upgrade	2028	High	Fire Station	Replace boiler, water to heat exchanger, cooling tower with new high efficiency equipment. New LED fixtures.	Budgeted	2025	\$ 1,137,000.00						\$ 1,137,000.00	100.0% - State Legislative Earmark (Local Emission Reduction Project)
Fire Station Flooring	2027	Medium	Fire Station	Replace carpet, tile, and other flooring, to provide updated consistent flooring throughout the fire station.	Planned	2026		\$ 100,000.00					\$ 100,000.00	100% Facilities Maintenance Reserve (funded by CE)
Total: Fire Department							\$ 1,302,302.00	\$ 164,900.00	\$ -	\$ -	\$ -	\$ -	\$ 1,467,202.00	
Police Department														
Replacement Police Department	3010	Medium	Police Department	Ballot Measure Results November 5th. If it passes then plan for land acquisition next to CPHS and implementation throughout FY 2025 and 2026.	Budgeted	2025	\$ 4,000,000.00	\$ 10,000,000.00					\$ 14,000,000.00	100% - Bond (Attempting to get 21.4% of it through Federal Congressional Directed Spending).
Total: Police Department							\$ 4,000,000.00	\$ 10,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 14,000,000.00	
Public Works Department - Parks														

Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total Project Cost	How is project funded?
Veterans Park	4004	High	Homestead Ave south of 4th Street	Renovation of park includes restroom, pickleball court, basketball court, new playground equipment.	Budgeted	2024	\$ 1,059,228.00	\$ 379,768.00					\$ 1,438,996.00	17.4% - State RCO YAF Grant; 22.6% - Non-Profit Grants; 60% - REET II Fund
Lions Park Community Center	4006	High	Lions Park	FY 2025: 100% Architectural Plans (50% County .09; 50% State Earmark) FY 2026: Demolition and start of Construction. FY 2027: Finish Construction.	Budgeted	2025	\$ 500,000.00	\$ 7,981,530.00	\$ 1,636,844.00				\$ 10,118,374.00	1.97% - County .09 Grant; 24.7% - State Legislative Earmark; 29.6% - Federal Earmark; 21.9% - State Dept of Commerce; 21.9% - Federal Earmark II
Whitman & Maple Park Site	4009	Medium	Southwest corner of Whitman Drive & Maple	Encumbered site with drainage swale adjacent to drinking water well 6. Looking at establishing a park site.	Planned	2026		\$ 513,756.71	\$ 1,467,876.30				\$ 1,981,633.01	20% Non-Profit Grants (Tony Hawk, AARP, others), 20% City REET II, 30% Developer Impact Fees, 30% State RCO Grants.
Kiwanis Park	4008	High	Kiwanis Park	Renovation Phase II: Lighting at Pickleball and Basketball Court, Reroof Gazebo, Walking Path, Turf and resprinkler north field, fix up baseball field.	Planned	2027			\$ 210,254.00	\$ 1,000,000.00			\$ 1,210,254.00	90% - State RCO YAF Grant; 10% - REET II
Perseverance Park	4007	Medium	Autumn Meadows Park on Newgate.	City is taking over park from HOA with HOA giving City funds to improve infrastructure (roads, etc) to city standard.	Planned	2027			\$ 212,471.88	\$ 607,602.50			\$ 820,074.38	50% State RCO Grant; 50% City REET II
Park Development near Stone Creek	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	2027			\$ 500,000.00	\$ 4,000,000.00			\$ 4,500,000.00	50% Developer Fees, 25% State RCO Grants, 12.5% CPPS, 12.5% City REET II
Harvest Meadows Park Improvements	4005	Low	Harvest Meadows Park	Improvements include a welcome sign and picnic shelter as identified in the 2018 Park Master Plan.	Planned	2029					\$ 100,000.00		\$ 100,000.00	100% REET II Funds
Total: Public Works Department - Parks							\$ 1,559,228.00	\$ 8,875,054.71	\$ 4,027,446.18	\$ 5,607,602.50	\$ 100,000.00	\$ -	\$ 20,169,331.39	
Public Works Department - Stormwater														
Street Waste Decant Facility	5003	High	Owens Rd	Construction in FY 2025.	Budgeted	2024	\$ 2,000,000.00						\$ 2,000,000.00	50% - WW 2050 Earmark; 50% State Dept of Ecology Grant.
SE Birch (4th to 6th)	5004	High	SE Birch (4th to 6th)	Reconstruction of SE Birch (4th to 6th) and then SE 6th Street (Date to Bade)	Budgeted	2024	\$ 3,402,450.00						\$ 3,402,450.00	100% - State Public Works Trust Fund.
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.	Budgeted	2024	\$ 150,000.00	\$ 500,000.00					\$ 650,000.00	80% - State Ecology Grant; 20% - Stormwater Utility
Federal US Forest Service Tree and Irrigation Enhancement	5019	High	SW Mojonnier Rd, Whitman Drive, East-West Rd, and SE 12th	Installation of trees and irrigation along key corridors in the community	Budgeted	2024	\$ 400,000.00	\$ 200,000.00					\$ 600,000.00	100% US Forest Service Inflation Reduction Grant.
Public Works Yard Stormwater Improvements.	6032	Medium	Middle of block between 4th, 6th, Birch, and Date.	Stormwater improvements at Public Works Yard. FY 2025 - Engineering, FY 2026 - Construction	Budgeted	2025	\$ 300,000.00		\$ 300,000.00				\$ 600,000.00	75% State Department of Ecology Grant, 25% Stormwater Utility Funds.
NW Earl Ln Stormwater Improvements	6069	High	NW Earl Lane between Evans and Whitman	Design and construct stormwater infiltration system. Design in 2024. Construct in 2025.	Budgeted	2025	\$ 100,000.00	\$ 500,000.00					\$ 600,000.00	100% - Stormwater Utility Funds
River Gauge Project	5020	High	Lions Park, WWTP, SE Larch, and SW Teal Rd	Installation of river gauges at upstream and down stream entries along Garrison and Stone Creeks.	Budgeted	2025	\$ 112,520.00	\$ 89,520.00	\$ 89,520.00	\$ 89,520.00	\$ 89,520.00	\$ 89,520.00	\$ 560,120.00	FY 2025 - 80% Walla Walla Watershed Earmark, 20% City Storm Utility FY 2026 and Beyond - 100% City Stormwater Utility
Outfall Replacement Program	5012	Medium	Around Community.	Prioritization to be determined through Stormwater Management Plan Criteria.	Budgeted	2025	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 2,400,000.00	75% - State Ecology Grant; 25% - City Storm Utility
Drywell Install	5022	Medium	Community Wide	Earmark funds to install Drywells.	Planned	2026		\$ 99,930.00		\$ 99,930.00		\$ 99,930.00	\$ 299,790.00	Apply for State Department of Ecology Grant Funds for 50%. Other 50% Stormwater Utility.

Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total Project Cost	How is project funded?
NE Cedar Ave Storm Improvements	6007.2	Low	NE Cedar from A to C Street	Stormwater Improvements along corridor.	Planned	2027			\$ 63,611.50	\$ 534,711.50			\$ 598,323.00	50% - Storm Utility; 50% - Transportation Benefit District
SE 12th Street (College to Sky)	6010.2	Low	SE 12th (College to Sky)	Replace storm infrastructure on 12th from College to Sky Avenue.	Planned	2027			\$ 1,000,000.00				\$ 1,000,000.00	90% State TIB or State Ecology Grant.
SE Date Ave (8th to 11th)	5018	Low	SE Date (8th to 11th)	Stormwater Retrofit on SE Date from 8th to 11th.	Planned	2029					\$ 456,000.00		\$ 456,000.00	100% Stormwater Utility.
SE 12th Street (Dewey to Myra)	6039	Low	SE 12th Street (Dewey to Myra)	Stormwater Retrofit on SE 12th (Dewey to Myra).	Planned	2029						\$ 1,365,100.00	\$ 1,365,100.00	60% Ecology Storm Grant, 40% Storm Utility
Total: Public Works Department - Stormwater							\$ 6,864,970.00	\$ 1,789,450.00	\$ 1,853,131.50	\$ 1,124,161.50	\$ 945,520.00	\$ 1,954,550.00	\$ 14,531,783.00	
Public Works Department - Streets														
Block Resurfacing Program	6059	High	FY 2025 - SE Cotter Pl, SW 4th (College to Bade), SE 10th (Birch to Date) FY 2026 - SE Larch (4th to 12th), SE Birch (11th to 12th), SE Broadway (SE ScenicView to SE Mountainview) FY 2027 - SE/NE Larch Ave (C to 4th Street), NE C Street (Larch to Myra) FY 2028 - SE Mockingbird Dr (through Country Estates), and Country Estates Subdivision, NW Evans FY 2029 - Sunset Villa Subdivision FY 2030 - Highland Park Addition	Grind and overlay roadways. \$34,000 from REET 1. Remainder from Transportation Benefit District.	Budgeted	2024	\$ 160,854.29	\$ 419,269.89	\$ 341,592.66	\$ 436,847.04	\$ 493,614.24	\$ 543,090.24	\$ 2,395,268.36	First \$34,000 would be funded from REET 1 fund as in past, Remainder funded by Transportation Benefit District. Go to State TIB APP Program for any Federally Classified Roads.
CP Downtown Parking Lot Project	6063	High	South College Avenue Corridor from 4th to 13th	FY 2025 - Engineer and Construct Parking Lot on College Avenue between SW 6th and 8th.	Budgeted	2024	\$ 1,658,663.18	\$ 2,056,742.34	\$ 28,800.00	\$ 28,800.00	\$ 28,800.00	\$ 28,800.00	\$ 3,830,605.52	100% - Tax Increment Financing
SE Lamperti Wall/Guardrail Issue	6066	Medium	SE Lamperti & College Intersection.	Design and build guardrail above wall to improve safety.	Budgeted	2024	\$ 100,000.00	\$ 400,000.00					\$ 500,000.00	100.0% Street Improvement Fund.
Chipseal Program	6018	High	FY 2025 - NE Maple, NW Evans, SE Elm (150' S of 3rd to 3rd), SE Highland Park Drive (150 N of Davin Dr to Highland Park Dr) FY 2026 - E Whitman (Birch to 440 ft east of Birch), SW 12th (College Ave to Deer Meadows), SE Central Ave (ScenicView to 12th), SE Maple and SE Tamarack, Tamaurson Rd (Justice Ave to SR 125) FY 2027 - SE Elm (4th to Dead End), Sherburne Addition Subdivision, NE Deccio Rd (C Street to Whitman Drive), SW 9th SStreet, and SW Bade Avenue (4th to 6th) FY 2028 - SE Ash Ave (Whitman to 4th)	Planned annual chip seal program	Budgeted	2024	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 600,000.00	100% REET 1 Fund
Safewalk College Place	6048	High	FY 2025 - SE 8th Street (College to Larch) Engineering and Construction. Whitman Drive Mutliuse Path Engineering FY 2026 - Whitman Drive Path Construction (Davis to Academy) Engineering of Sidewalk for SW 2nd (Davis to Academy) and NW B Street. FY 2027 - Construction of sidewalk on NW B Street (College to Evans) and SW 2nd (Academy to Davis), Engineering of sidewalk on SE Birch (4th to 12th) and NE Ash (A to Whitman) FY 2028 - Construction of sidewalk on SE Birch (4th to 12th) and NE Ash (A to Whitman), Engineering of Sidewalk on SE Central (12th to Valley View) and SE Broadway (12th to Sunny). FY 2029 - Construction of Sidewalk on SE Central (12th to Valley View) and SE Broadway (12th to Sunny); Engineering of SE 2nd (Ash to Date) and SW 13th (College to Bade)	The purpose of this project is to install six foot wide concrete sidewalk at least on one side of every street in the community.	Budgeted	2025	\$ 1,184,765.00	\$ 699,232.26	\$ 1,055,777.49	\$ 1,225,459.82	\$ 1,116,948.51	\$ 963,528.60	\$ 6,245,711.68	With this project aim for 10% match from City Transportation Benefit District. Remainder is from Transportation Improvement Board Active Transportation Grant, WSDOT Ped and Bike Program, WSDOT Safe Routes to School, Transportation Improvement Board Complete Streets Grant, or Community Development Block Grant Dollars.
Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	5006.2	High	Mojonnier Rd from Bluvue Ct to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. Right of Way acquisition in 2024. Bid out construction and start construction in later 2024. Includes installing water, sewer, storm, conduit underneath.	Budgeted	2025	\$ 6,320,168.00						\$ 6,320,168.00	30.4% - Transportation Improvement Board UAP Grant; 11.87% MPO STBG Grant; 39.6% - Federal FHWA Earmark Grant, 18.1% College Place TIF 1

Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total Project Cost	How is project funded?
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.	Budgeted	2025	\$ 585,218.50	\$ 585,218.50					\$ 1,170,437.00	FY 2025 - College Place TIF 1, FY 2026 - 50% TIF, 50% Developer
East-West Road to Connect to Lakeside and New School	6063	Medium - Dependent on future development.	East West Road south of Mojonnier	New East-West Road to connect College Avenue High School to Teal Rd and New School	Budgeted	2025	\$ 1,936,000.00	\$ 5,184,461.00					\$ 7,120,461.00	FY 2025 - College Place TIF 1, FY 2026 - Developer.
State Route 125 & College Avenue & Aufte Roundabout	6065	Medium - Dependent upon Future Development	State Route 125 & College Avenue & Aufte Intersection	Conversion of State Route 125 & College Avenue & Aufte Intersection into a double roundabout.	Budgeted	2025	\$ 301,858.80	\$ 300,000.00	\$ 3,460,688.30				\$ 4,062,547.10	Transportation Benefit District, 50% - State CERB Planning, 25% WSDOT Freight Grant FY 2026 - 100% Freight Mobility Board Grant FY
Whitman Drive & SW Davis Lighting, Pavement, Sidewalk Project	6066	High	West Whitman Drive (Adams to Davis) and SW Davis Avenue (Whitman to 6th)	Pedestrian streetlamps on Whitman and Davis. New sidewalk on SW Davis (4th to 6th), new pavement on SW Davis (4th to 6th) RFBs at Davis and Whitman as well as Davis and Fourth.	Budgeted	2025	\$ 319,000.00	\$ 933,000.00					\$ 1,252,000.00	100% - WSDOT Local Programs HSIP Grant
NE Rose Street (Ash to Carey Court) Pedestrian Lighting Project	6067	High	NE Rose Street (Ash to Carey Court)	Put in conduits in correct place and install pedestrian streetlamps throughout the corridor.	Budgeted	2025	\$ 200,000.00	\$ 1,828,547.00					\$ 2,028,547.00	90% - State Transportation Improvement Board Complete Street Grant; 10% - City Transportation Benefit District
Whitman & Home Depot/Commercial Intersection.	6067	Medium	East Whitman Drive and first entrance to Home Depot and Commercial Development.	Remove pork chop and make it fully functional intersection. Maybe turn into traffic circle.	Budgeted	2025	\$ 288,200.00	\$ 960,538.00					\$ 1,248,738.00	90% - State TIB UAP Grant; 8% City Transportation Benefit District; 2% - Developer Contribution
12th & Larch Intersection	6011	Low	The 12th and Larch Avenue intersection.	Reconstruction intersection from a four way stop into a roundabout. If awarded grant FY 2025 would be engineering and FY 2026 would be construction.	Budgeted	2025	\$ 301,376.00	\$ 1,200,000.00					\$ 1,501,376.00	90% - State Transportation Improvement Board UAP Grant, 10% - City Transportation Benefit District
Larch Wall @ 5th	6064	Medium	SE Larch and Fifth Street	Remove portion of failing wall and replace.	Planned	2026		\$ 100,000.00					\$ 100,000.00	100.0% Street Improvement Fund.
Public Works Yard Replacement	6032	Medium	Replace Yard with Current Day Operations.	FY 2024: Facility Planning, FY 2028: Replace PW Yard with Generational Facility.	Planned	2026		\$ 830,000.00	\$ 13,302,000.00				\$ 14,132,000.00	25% FEMA HMA Grnt/Homeland Security Grant, 10% Pac Power Rebates, 21.7% Water, 21.7% Wastewater, 21.7% Storm
9th Street	6062	Low- Dependent on CDBG Grant Funds.	9th (College Ave to Alleyway)	Convert gravel road to pavement with curb and gutter.	Planned	2026		\$ 700,000.00					\$ 700,000.00	80 % via CDBG - General Purpose Grant, LID, or State Grant. 20.0% City Transportation Benefit District
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	2026		\$ 100,000.00	\$ 500,000.00				\$ 600,000.00	Likely Scenario: 20% City of WW, 20% City of CP Street Fund, 30% Developer Contrib, 30% State Grant
SE 12th Street (College to Sky)	6010.2	Low	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.	2026		\$ 1,086,150.00	\$ 4,344,600.00				\$ 5,430,750.00	90% TIB or MPO Funding, 10% Street Improvement Fund.
NE Cedar Avenue ("A" to "C" Street)	6007.2	Low	NE Cedar Avenue from "A" to "C" Street	Resurface Cedar Avenue	Planned	2027			\$ 63,611.50	\$ 534,711.50			\$ 598,323.00	100.0% - Legislative Appropriation or 90% TIB Complete Street and 10.0% Street Fund
Whitman Dr Reconstruction	6043	Medium - Dependent upon Future Development	Whitman Drive & Maple Ave	Reconstruct roadway from Academy Way to Martin Airfield to Arterial Standards. Also, includes conversion of Academy & Whitman intersection to four way stop.	Planned	2027			\$ 1,048,616.70				\$ 1,048,616.70	50% Developer Fees; 50% State TIB or Public Works Trust Fund Grants

Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total Project Cost	How is project funded?
Larch & Whitman Intersection	6015	Low	Larch & Whitman Intersection	Intersections need to be improved for safe traffic.	Planned	2029				\$ 301,376.00	\$ 1,200,000.00		\$ 1,501,376.00	40% Developer Impact Fees, 40% WSDOT Safety Grants, 20% Street Improvement Fund
SE 12th Street (Dewey to Myra)	6039	Low	SE 12th Street from Larch to Myra Rd.	Reconstruction of 12th Street from Myra Rd to Larch Ave. Engineering only in 2029. Construction in 2030.	Planned	2029					\$ 890,069.00	\$ 3,155,697.00	\$ 4,045,766.00	90% TIB or MPO Funding, 10% Street Improvement Fund.
SE Dewey Dr	6022	Low	SE Dewey Drive.	Full street and sidewalk reconstruction on Dewey Drive to include water and sewer improvements.	Planned.	2029					\$ 721,092.30		\$ 721,092.30	100% Street Improvement Fund
NE Spitzenburg Street	6068	Low	NE Spitzenberg (Damson to Lambert)	Street improvements and sidewalk engineering.	Planned	2030						\$ 500,000.00	\$ 500,000.00	100% Street Improvement Fund
Total: Public Works Department - Streets							\$ 13,456,103.77	\$ 17,483,158.99	\$ 24,245,686.65	\$ 2,627,194.36	\$ 4,550,524.05	\$ 5,291,115.84	\$ 67,653,783.66	
Public Works Department - Wastewater (From Adopted Wastewater Plan)														
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: - 2024: Either WWTP Phase 1 Improvements (Whats shown) or we proceed with Regionalization if workable	Budgeted	2024	\$ 5,000,000.00	\$ 15,000,000.00					\$ 20,000,000.00	13.5% Federal Earmark Grant, 38.5% State Ecology Hardship Grant, 48.0% State Ecology Subsidized Loan/City Wastewater Fund
Life Station #5 Replacement	7019	High - Over Capacity and Tripping Hazard	SW 1st	Replace over capacity wastewater lift station. Construction onging between FY 2024 a	Budgeted	2024	\$ 2,000,000.00						\$ 2,000,000.00	50% - Ecology Grant, 50% Ecoloay Subsidized Loan
SE Birch (4th to 6th Sewer)		High	SE Birch (4th to 6th)	Wastewater Replacement Project under Se Birch Street	Budgeted	2025	\$ 200,000.00						\$ 200,000.00	100% - Wastewater Capital Reserve Fund
12th Street Wastewater Replacement Project	6010.3	Medium	12th Street from College to Sky	Wastewater replacement project below 12th Street project.	Planned	2027			\$ 237,005.00				\$ 237,005.00	100% Wastewater Capital Reserve Fund.
Central Avenue Wastewater Line Project (ScenicView to Valley)	7020	Low	Central Avenue from ScenicView to Valley.	Install new sewer line to replace private line in corridor.	Planned	2027			\$ 455,942.00				\$ 455,942.00	100% Wastewater Capital Reserve Fund.
SE Dewey Dr Sewer		Low			Planned	2029					\$ 410,241.00		\$ 410,241.00	100% Wastewater Capital Reserve Fund.
SE 12th Street (Dewey to Myra) Wastewater	6039	Low	SE 12th (Dewey to Myra).	Replace wastewater line from Dewey to Myra on SE 12th Street.	Planned	2030						\$ 426,974.92	\$ 426,974.92	100% Wastewater Capital Reserve Fund.
Total: Public Works Department - Wastewater							\$ 7,200,000.00	\$ 15,000,000.00	\$ 692,947.00	\$ -	\$ 410,241.00	\$ 426,974.92	\$ 23,730,162.92	
Public Works Department - Water (From Adopted Water Plan)														
Well #7 Development	8017	High	Teal Rd City Property.	Develop a fourth well with School District due to increased population.	Budgeted	2022	\$ 4,000,000.00						\$ 4,000,000.00	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Western College Place Water Storage Tank Reservoir 4 (1,000,000 Gallons)	8018	High	Martin Airfield Area	Engineering and development of 1,000,000 water storage tank to serve all of west/southwest College Place.	Budgeted	2023	\$ 8,000,000.00	\$ 10,000,000.00					\$ 18,000,000.00	25.0% - State DOH Grant, 25.0% - State DOH Loan, 25.0% Federal WRDA Army Corps Grant, 25.0% Federal Congressional Earmark.
Reservoir 4 Transmission Main Project	8021	High	Mojonnier Rd	Transmission Main to connect tower to system.	Budgeted	2025	\$ 5,000,000.00						\$ 5,000,000.00	25.0% City Water Utility, 25.0% City TIF, 50.0% Federal WRDA
Well #3 Electrical Generator	8024	Medium	Lamperti & Larch	Electrical Generator at Well #3	Budgeted	2025	\$ 426,000.00	\$ 1,000,000.00					\$ 1,426,000.00	FY 2025 - 100% State Public Works Trust Fund, FY 2026 - 75% FEMA BRIC, 25% - City Water Utility
Reservoir #1 Repaint, Overflow, and Seismic Retrofit	8020	High	Water Tank in Public Works Yard	Elevated water tower from 1947 needs to be repainted. Also, pursing FEMA Resiliency Grant to conduct seismic upgrades,	Budgeted	2025	\$ 207,000.00	\$ 2,000,000.00					\$ 2,207,000.00	87.5% - State FEMA HMA, 12.5% - City Water Fund
High Priority Water Main Replacement Program	8011	High	Spots Identified in Water System Plan - 2026 6th Street from College to Date. - 2025/2025 4th & 5th Date Design in 2025 and construction in 2026. - 2027 and 2028 8th & Elm Design in 2027 and construction in 2028.	Replace water main and services	Budgeted	2025	\$ 100,000.00	\$ 1,150,000.00	\$ 100,000.00	\$ 450,000.00			\$ 1,800,000.00	100% Water Capital Reserve Fund.
NE Lambert 12" Water Replacement	8025	Medium	NE Lambert Street (Rose to C).	Replace decayed 12" line.	Planned	2026		\$ 317,000.00					\$ 317,000.00	100% Water Capital Reserve Fund.

Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budgete	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total Project Cost	How is project funded?
SW 8th Street 8" Water Main Replacement	8026	Low	SW 8th (College to Bade)	Replace decayed line as cited in adopted City Water System Plan.	Planned	2027			\$ 10,000.00				\$ 10,000.00	100% Water Capital Reserve Fund.
SE 12th St (College to Larch) Water Infrastructure Replacement Project	6010.4	Medium - Dependent on Grant Funds	SE 12th Street from College to Larch Ave.	Replace water infrastructure under SE 12th St project.	Planned	2028				\$ 617,381.00			\$ 617,381.00	100% Water Capital Reserve Fund.
SE Robin 8" Water Main Replacement	8027	Low	SE Robin Drive - Country Estates	Replace decayed line as cited in adopted City Water System Plan.	Planned	2028				\$ 63,000.00			\$ 63,000.00	100% Water Capital Reserve Fund.
Dewey Drive Water	6022.2	Low	Dewey Drive	Replace Water main & services	Planned	2029					\$ 286,000.00		\$ 286,000.00	100% Water Capital Reserve Fund.
SE 12th Street (Dewey to Myra) Water Replacement	6039	Low	SE 12th Street (Dewey to Myra)	Replace water main and services.	Planned	2030						\$ 916,113.00	\$ 916,113.00	100% Water Capital Reserve Fund.
Total: Public Works Department - Water							\$ 17,733,000.00	\$ 14,467,000.00	\$ 110,000.00	\$ 1,130,381.00	\$ 286,000.00	\$ 916,113.00	\$ 34,642,494.00	
Grand Total: All Capital Facility Projects							\$ 53,115,603.77	\$ 71,524,563.70	\$ 31,043,480.33	\$ 10,489,339.36	\$ 6,292,285.05	\$ 8,588,753.76	\$ 181,054,025.97	

City of College Place, Washington

ORDINANCE NO. 24-xxx

AN ORDINANCE OF THE CITY OF COLLEGE PLACE, WASHINGTON ADOPTING A SIX-YEAR CITYWIDE CAPITAL FACILITY PLANS FOR THE YEARS 2025 THROUGH 2030

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 2024 through 2029 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 July 23rd, 2024 by Council Resolution 24-057, and that program is incorporated into the CFP; and

WHEREAS, the City’s Economic Development, Tourism, and Events Commission voted unanimously to recommend adoption of the Capital Facility Plan during its _____ meeting.

WHEREAS, the City’s Utilities & Transportation Advisory Commission voted unanimously to recommend adoption of the Capital Facility Plan during its _____ meeting.

WHEREAS, the College Place City Council held a public hearing on the 2024 to 2029 Capital Facility Plan on _____ ; and

WHEREAS, updates to the six-year Capital Facility Planning documents have been posted on the city budget portal website:

https://cpwa.us/departments/finance/fy_2025_budget_process_.php

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

Section 1. Ordinance No. 24-xxx which adopts the 2025 to 2030 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 26th day of November, 2024.

Norma L. Hernández, Mayor

Attest:

Maryelizabeth Garcia, City Clerk

Approved as to form:

Rea Culwell, City Attorney



FY 2025 TO 2030 CAPITAL FACILITY PLAN

FY 2025 TO 2030 CAPITAL FACILITY PLAN



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

City Council

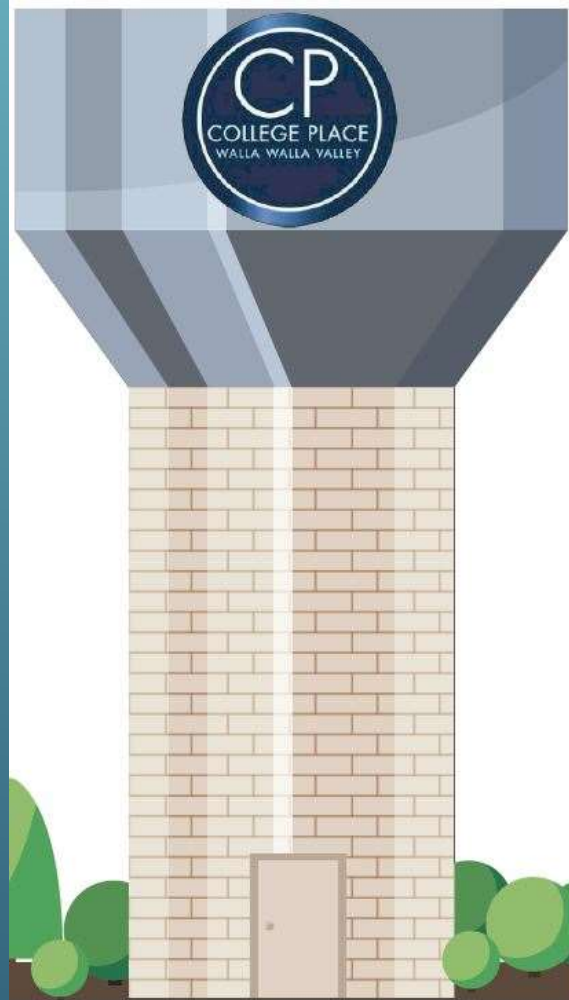
- Norma Hernandez, Mayor
- Paul Jessup, Council Position #1
- Michael Cleveland, Council Position #2
- TJ Espinoza, Council Position #3
- Loren Peterson, Council Position #4
- Melodie Williams, Council Position #5
- Heather Schermann, Council Position #6
- Monica Boyle, Council Position #7

CFP Management Team

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

I. TABLE OF CONTENTS

- ▶ I. Table of Contents: Pg 3
- ▶ II. What is a Capital Facility Plan (CFP) : Pg 4
- ▶ III. Fiscal Year 2025 Priority Projects: Pg 5
- ▶ IV. 2018 Comprehensive Plan: Pg 6
- ▶ V. Strategic Plan: Pg 7
- ▶ VI. Long Term Financial Plan: Pg 9
- ▶ VII. Review Process: Pg 10
- ▶ VIII. Completed FY 24 Projects: Pg 11
- ▶ IX. CFP Summary (FY 25 vs. six-year): Pg 12
- ▶ X. CFP Summary 2025: Pg 13
- ▶ XI. CFP Summary (FY 25 to 30): Pg 14
- ▶ XII. Anticipated Revenue Sources: Pg 15
- ▶ XIII. Prioritization Explanation: Pg 16
- ▶ XIV. CFP Six Year Map: Pg 17
- ▶ XV. CFP – Facilities: Pg 18
 - ▶ A. City Hall: Pg 19
 - ▶ 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 32
 - ▶ C. Storm: Pg 39
 - ▶ D. Street: Pg 50
 - ▶ E. Wastewater: Pg 68
 - ▶ F. Water: Pg 72
- ▶ XV. Table of Acronyms: Pg 80
- ▶ Appendix A. Capital Facility Plan Summary Table: Pg 81



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

- ▶ The Capital Facilities & Transportation Improvement Plan (CFP) is a planning tool that lists current and future City capital facilities projects. It is important to note that just because a project is listed in the CFP, it does not mean funds have been budgeted or are available. This document is a tool for current and long-term planning purposes.
- ▶ Each year the city is required by the state to adopt a CFP for planning and funding of capital projects. The CFP is a project planning tool which covers all aspects of infrastructure planning within the city. The projects included in the CFP are those that are needed to meet the concurrency requirements of the Growth Management Act (GMA), transportation projects to be included in the TIP, and other capital projects planned for the next six-year period.
- ▶ The TIP is a transportation planning tool used by the Washington State Department of Transportation (WSDOT) to allocate funding for local agency projects. The WSDOT will not fund transportation projects that are not included in the TIP. Comments received on transportation projects will apply to both the CFP and TIP.
- ▶ Staff has identified and prioritized projects for consideration by the Council. The CFP and TIP are six-year planning tools. The general approach for project selection and prioritization was based on criteria covering City Council goals, infrastructure needs, community benefits, employment impact, safety, and other factors (mandates, obligations, and outside funding). The departments evaluated the proposed projects and results are forwarded to the City Council for consideration.
- ▶ **Many projects in Capital Facility Plan are reprioritized throughout the year based on the pursuit and award outside Federal, State, and Private grant opportunities.**
- ▶ **Inflation and supply chain issues have major impact on investments this year.** The City is able to reconstruct and maintain Federally classified roads better because they are eligible for Federal and State grant funds. These streets include: Rose, C, Whitman, 4th, 12th, Lamperti/Mojonnier, Taumaurson, Myra, Larch, Meadowbrook, College, Academy, and Doans.
- ▶ **All other streets are local and ineligible for Federal and State grants.**
- ▶ **Status Definitions**
 - ▶ **Budgeted:** Project will occur in Fiscal Year 2025.
 - ▶ **Planned:** Project planned for the future. City is in the process of assembling grant funds for the project.



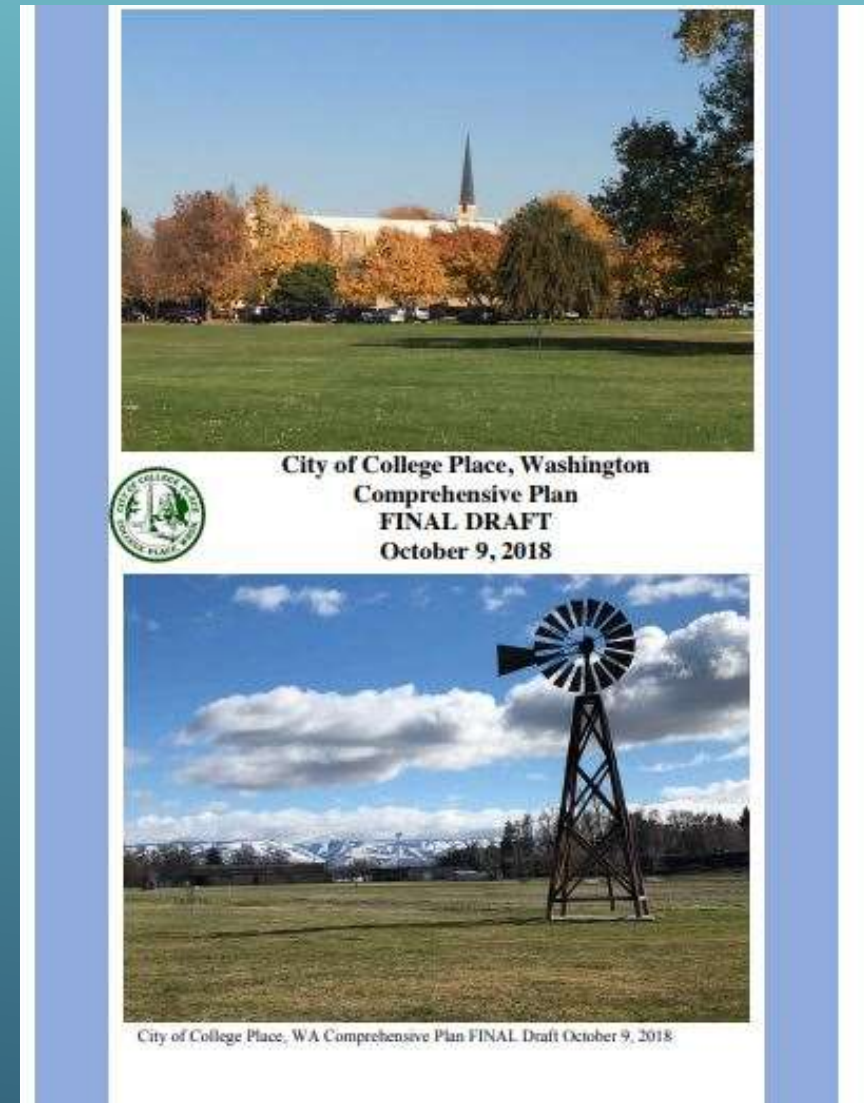
III. FY 2025 PRIORITY PROJECTS

- ▶ A. Wastewater: Wastewater Treatment Plant Improvement Phase 1 Construction: \$5,000,000-Phase 1 A (Ecology/USDA/Federal Appropriation)
- ▶ B. Water: Drinking Water Well #7: \$4,000,000 – Phase 1 B (State Department of Health Grant & Loan).
- ▶ C. Streets: SW Mojonier Rd Reconstruction: \$6,320,168 – (30.4% State TIB Grant, 11.87% MPO STBG Grant, 39.6% Federal FHWA Grant, 18.1% College Place TIF 1).
- ▶ D. Wastewater: Finish Up Lift Station #5: \$2,000,000 – (State Department of Ecology Grant & Loan).
- ▶ E. Streets: Safewalk College Place SE 8th (College to Larch): \$1,184,765 (MPO STBG-TA Grant, State TIB ATP Grant)



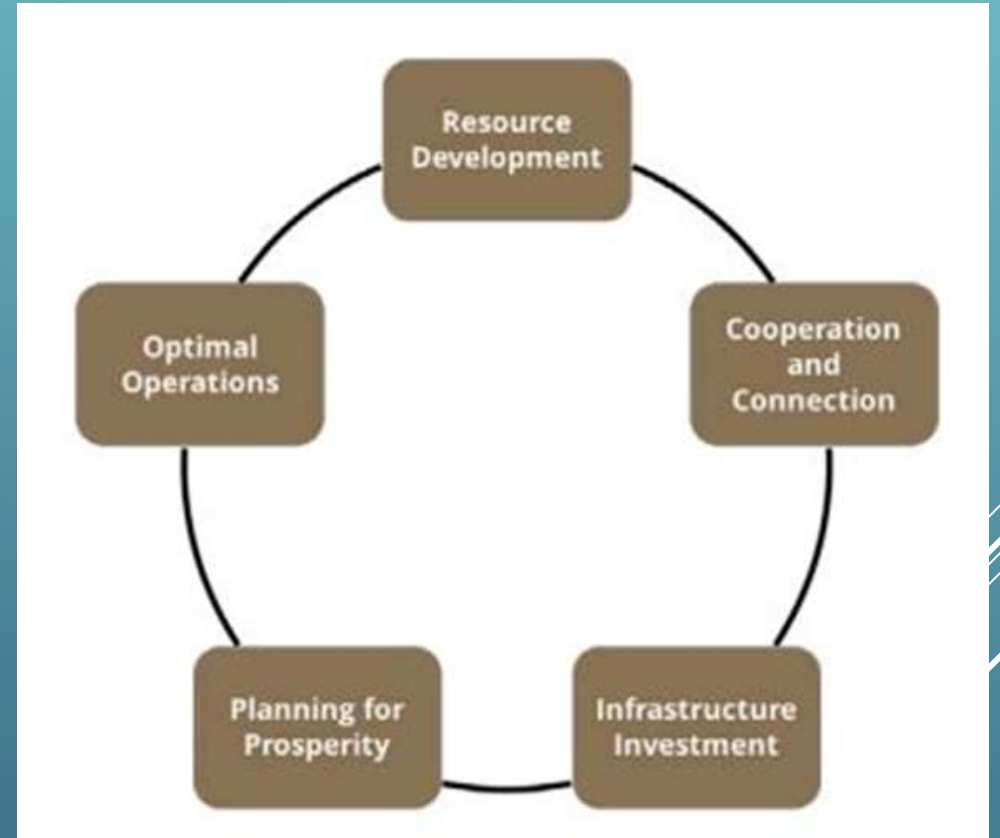
IV. 2018 COMPREHENSIVE PLAN

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



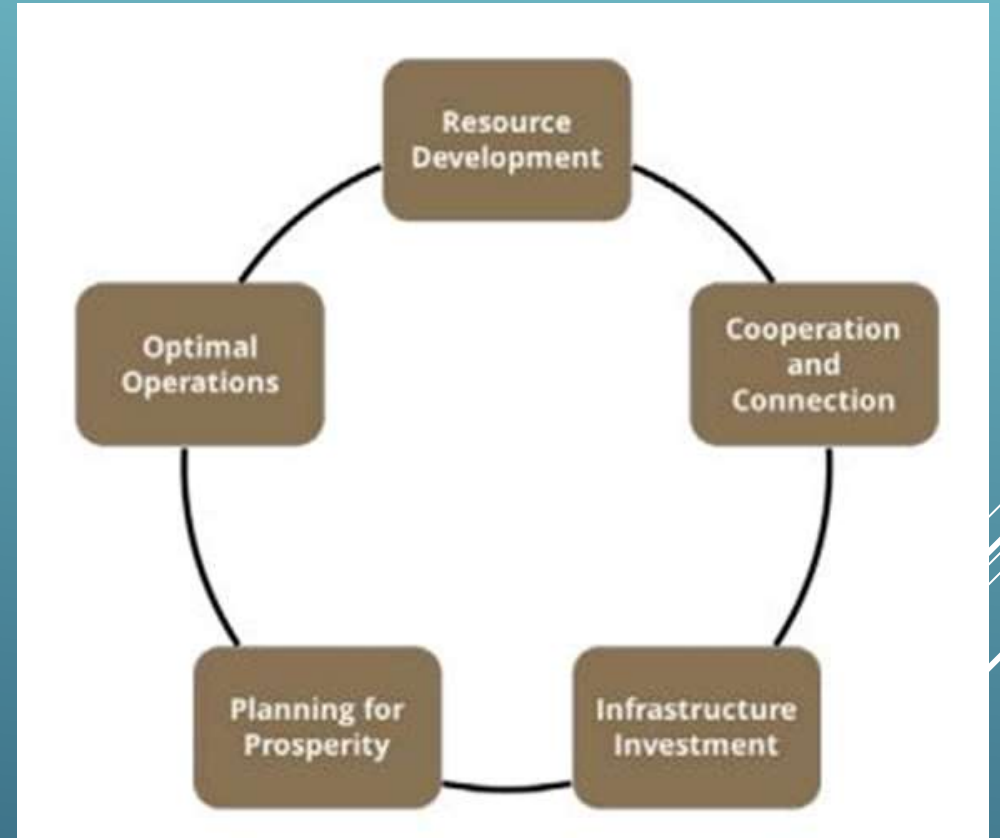
V. STRATEGIC PLAN: 2017 TO 2026

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



V. STRATEGIC PLAN: 2017 TO 2026

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



VI. LONG TERM FINANCIAL STRATEGY

Key Financial Principles

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

Guidelines

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

VII. CAPITAL FACILITY PLAN DEVELOPMENT & REVIEW PROCESS

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
- Public Hearing & Expected Passage at November 26th, 2024 City Council Meeting

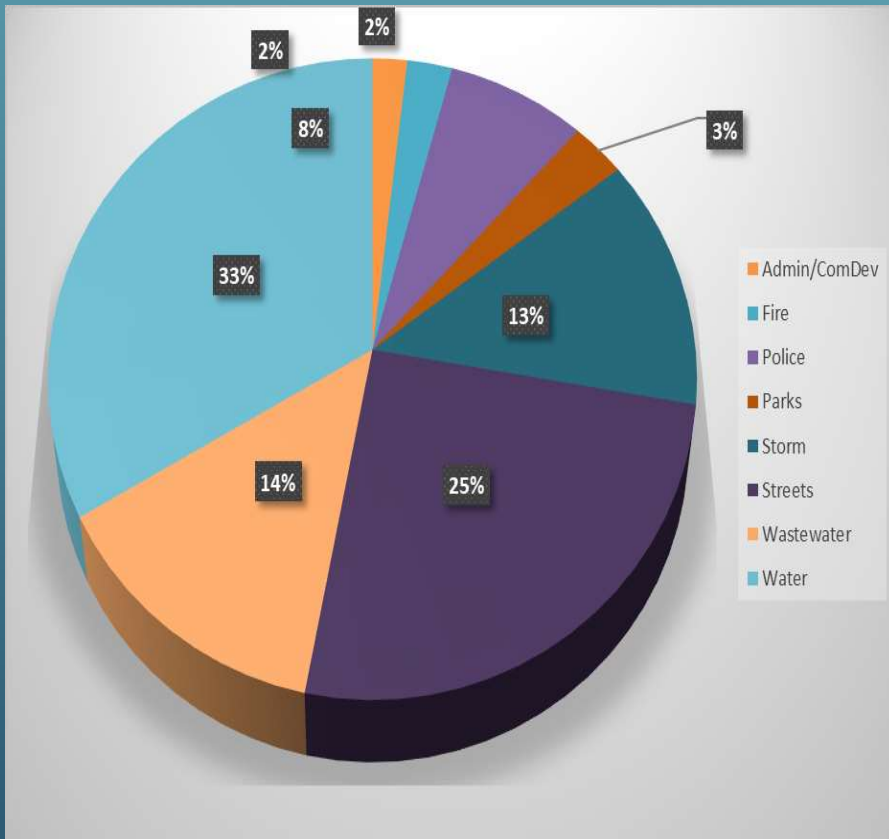
VIII. COMPLETED PROJECTS IN FY 2024

Capital Facility Projects Completed in FY 2024			
Project	Type	Description	Cost
Replace Exterior Staircase on East Side of Building	Fire	Replace Exterior Staircase on East Side	\$ 60,000.00
Regional Fire Training Tower Contribution (#4/#5)	Fire	Contribution to regional fire training tower.	\$ 64,900.00
Replace Police Department Facility Study	Police	Study to determine future needs of Police Department.	\$ 34,400.00
Lions Park	Park	pond and Garrison Creek channel, eliminate point source pollution of storm	\$ 6,000,000.00
Crosswalk Improvements in front of CP Post Office	Streets	Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.	\$ 158,389.00
Northeast College Place Active Transportation Project	Streets	Reconstruct NE Damson (Cargill to Rose) and then rechannelize NE Rose from Lambert to Carey Ct.	\$ 1,900,000.00
Autumn Meadows Roads	Streets	Resurfacing roads acquired from HOA with LID funds.	\$ 219,656.00
Ash Street Realignment	Streets	Reconfigure lanes on NE Ash.	\$ 20,000.00
Neighborhood Sewer Lining	Wastewater	Ten years worth of sewer lining.	\$ 2,000,000.00
Well #2 Replacement	Water	Replace Well #2 with new well.	\$ 500,000.00
Total			\$10,957,345.00

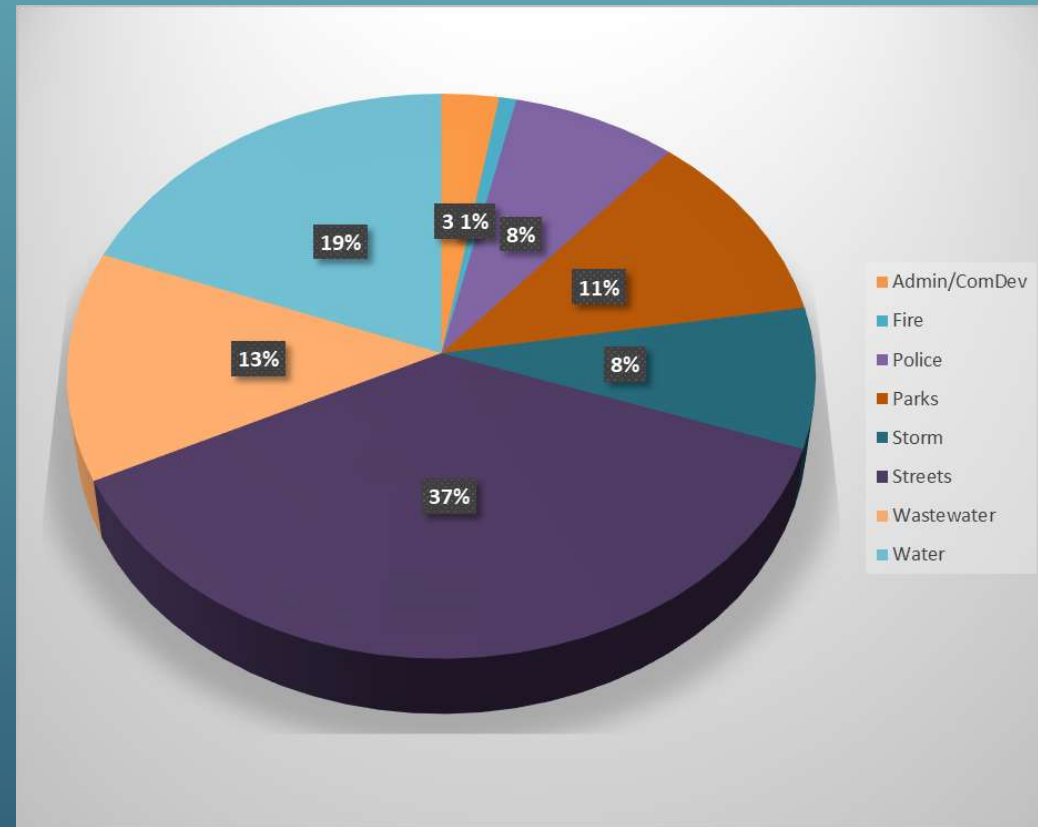


IX. CAPITAL FACILITY PLAN SUMMARY – FY 2025 VS. (2025 TO 2030)

Fiscal Year 2025

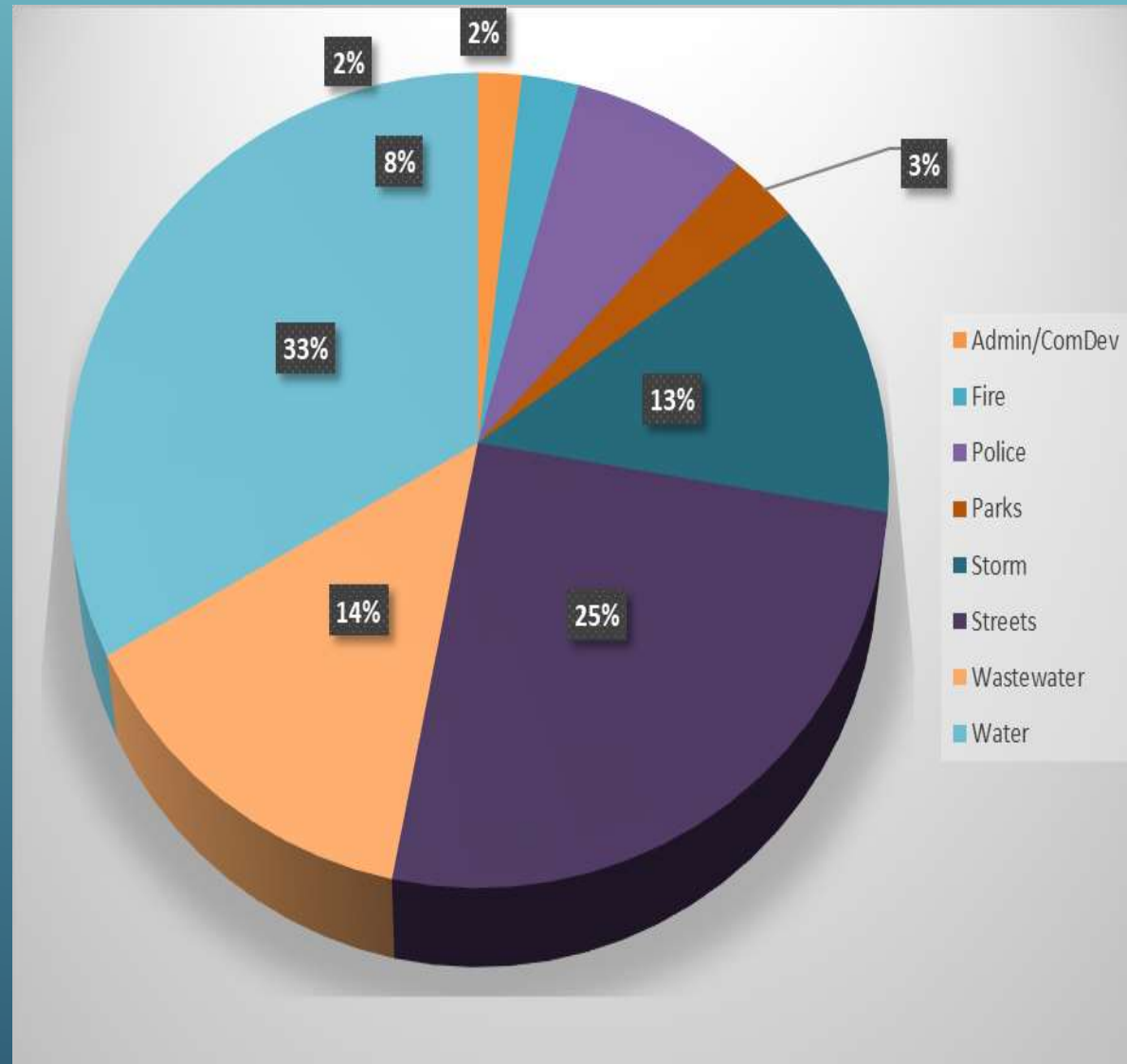


Fiscal Year 2025 to 2030



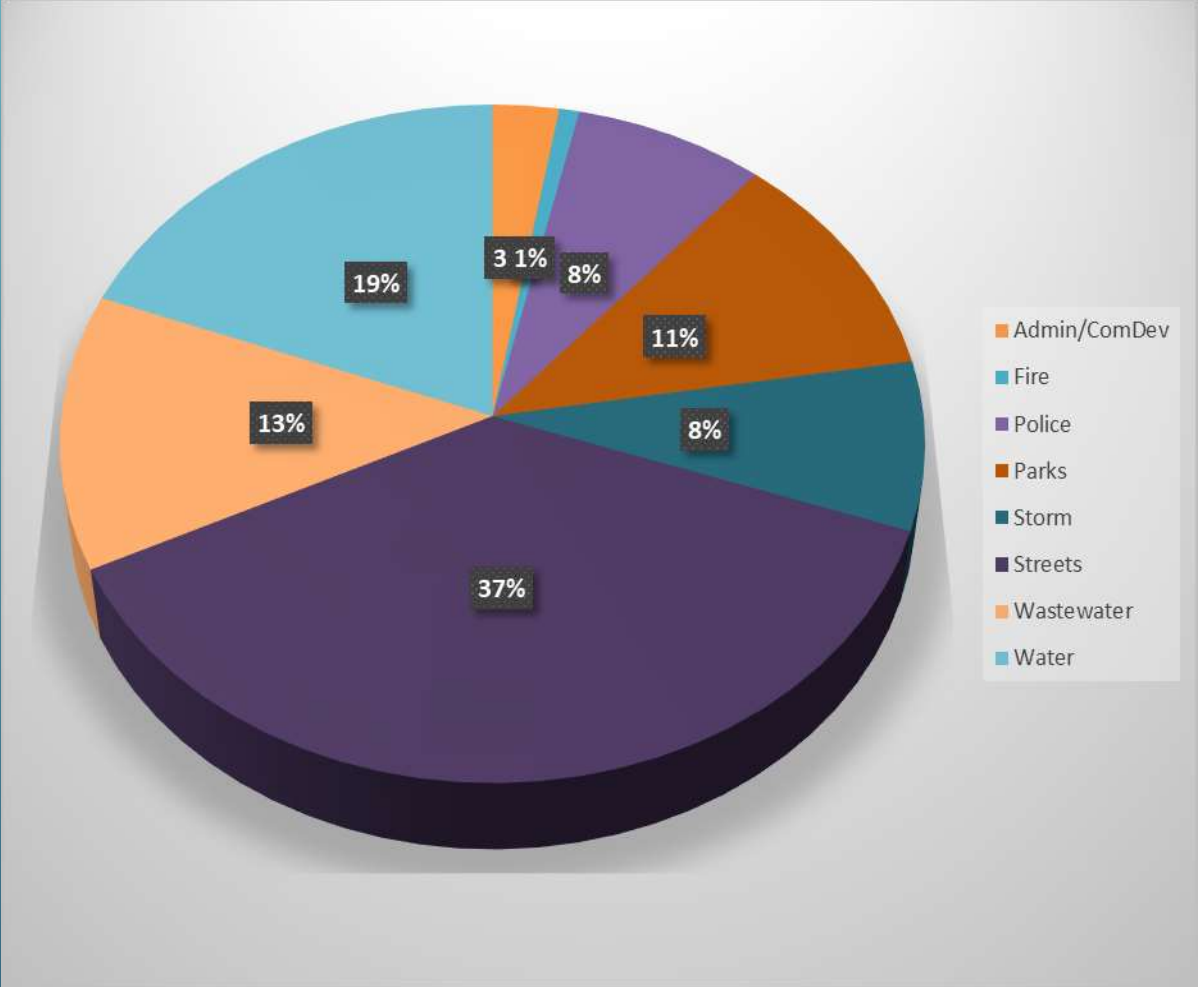
X. CAPITAL FACILITY PLAN – FY 2025

Capital Facility Plan: FY 2025	
Department	Expense
Admin/ComDev	\$ 1,000,000.00
Fire	\$ 1,302,302.00
Police	\$ 4,000,000.00
Parks	\$ 1,559,228.00
Storm	\$ 6,864,970.00
Streets	\$ 13,456,103.77
Wastewater	\$ 7,200,000.00
Water	\$ 17,733,000.00
Total	\$ 53,115,603.77



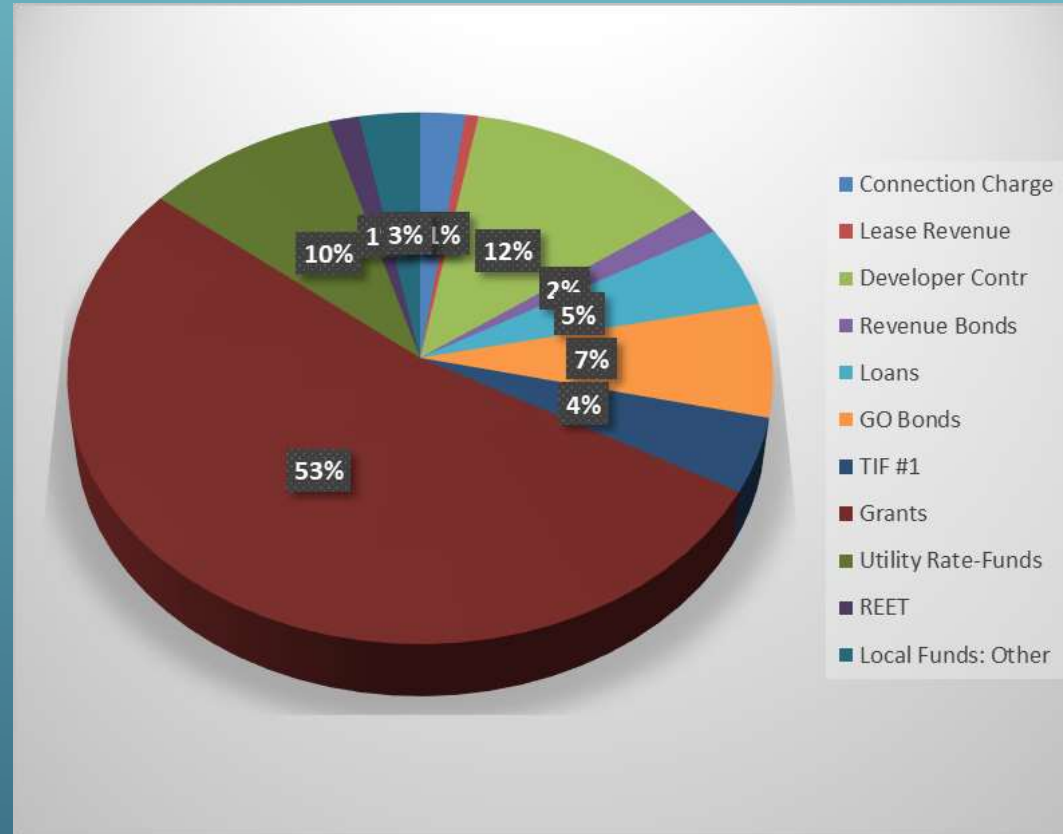
XI. CAPITAL FACILITY PLAN – FY 2025 TO 2030

Capital Facility Plan: FY 2025 to 2030	
Department	Expense
Admin/ComDev	\$ 4,859,269.00
Fire	\$ 1,467,202.00
Police	\$ 14,000,000.00
Parks	\$ 20,169,331.39
Storm	\$ 14,531,783.00
Streets	\$ 67,653,783.66
Wastewater	\$ 23,730,162.92
Water	\$ 34,642,494.00
Total	\$ 181,054,025.97



XII. ANTICIPATED REVENUE SOURCES

Revenue Projection: FY 2025 to FY 2030	
Revenue Type	Total
Connection Charge	\$ 4,047,755.00
Lease Revenue	\$ 1,140,720.00
Developer Contr	\$ 22,074,780.54
Revenue Bonds	\$ 2,998,626.09
Loans	\$ 8,965,082.15
GO Bonds	\$ 12,534,400.00
TIF #1	\$ 8,186,000.00
Grants	\$ 95,570,774.37
Utility Rate-Funds	\$ 17,380,579.79
REET	\$ 2,700,000.00
Local Funds: Other	\$ 5,455,308.03
Total	\$ 181,054,025.97



Revenue Narrative: The six-year Capital Facility Plan (excluding equipment replacement and Information Technology) amounts to \$181,054,025.97. Over 65% of the plan is contingent upon successful application of grants and future developer contributions. Around 35% of the Capital Facility Plan is funded by the City. Projects driven by development will not occur unless projected development occurs.

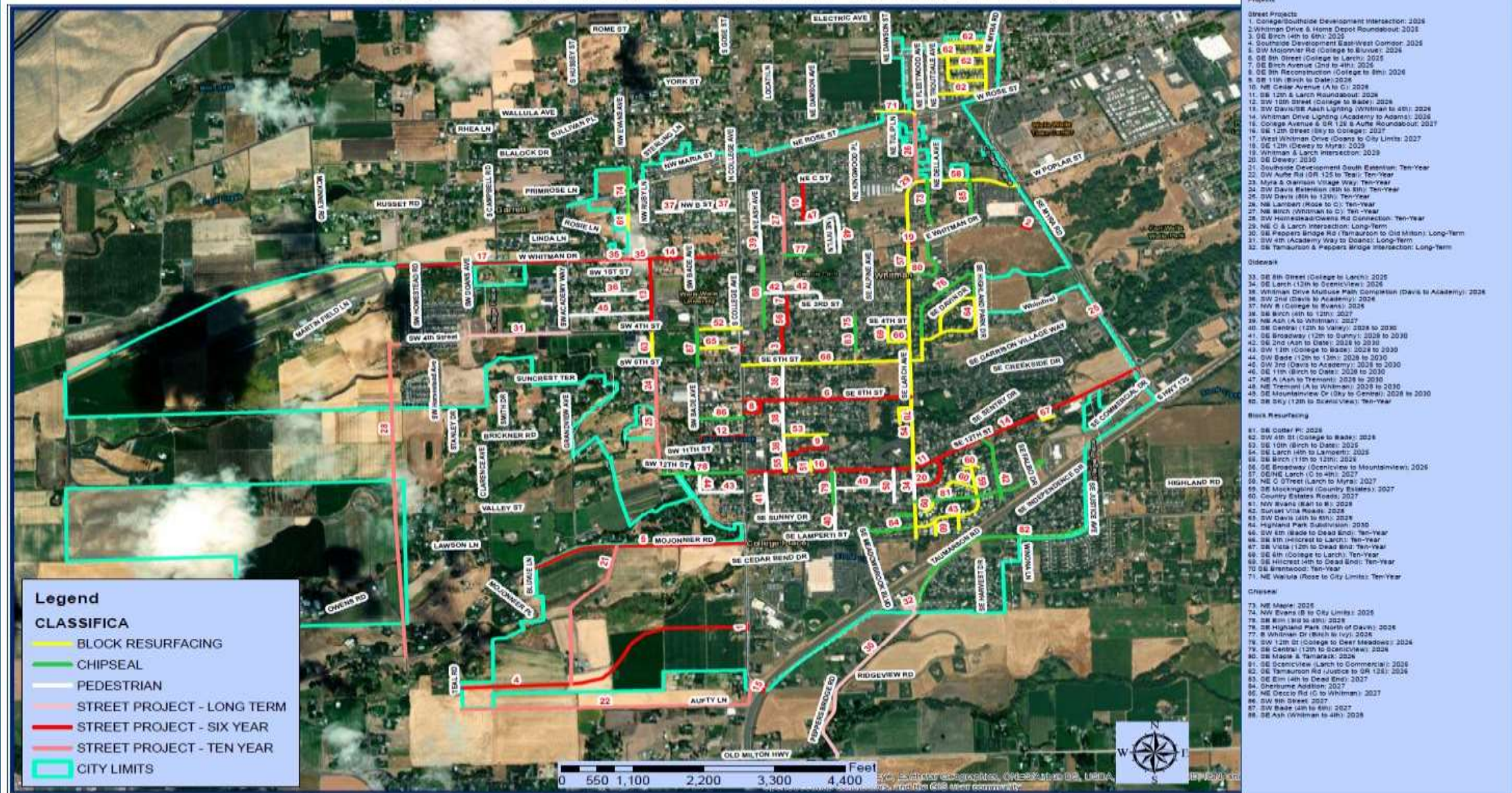
XIII. PRIORITIZATION EXPLANATION

- ▶ All projects in the Capital Facility Plan (CFP) were assigned a prioritization value.
- ▶ **Prioritization is very important this year due to supply chain and inflation issues. The City will prioritize High priority projects and others will be done as funds permit.**
 - ▶ 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.



XIV. CAPITAL FACILITY PLAN SIX YEAR MAP

2025 TO 2030 TRANSPORTATION IMPROVEMENT PLAN

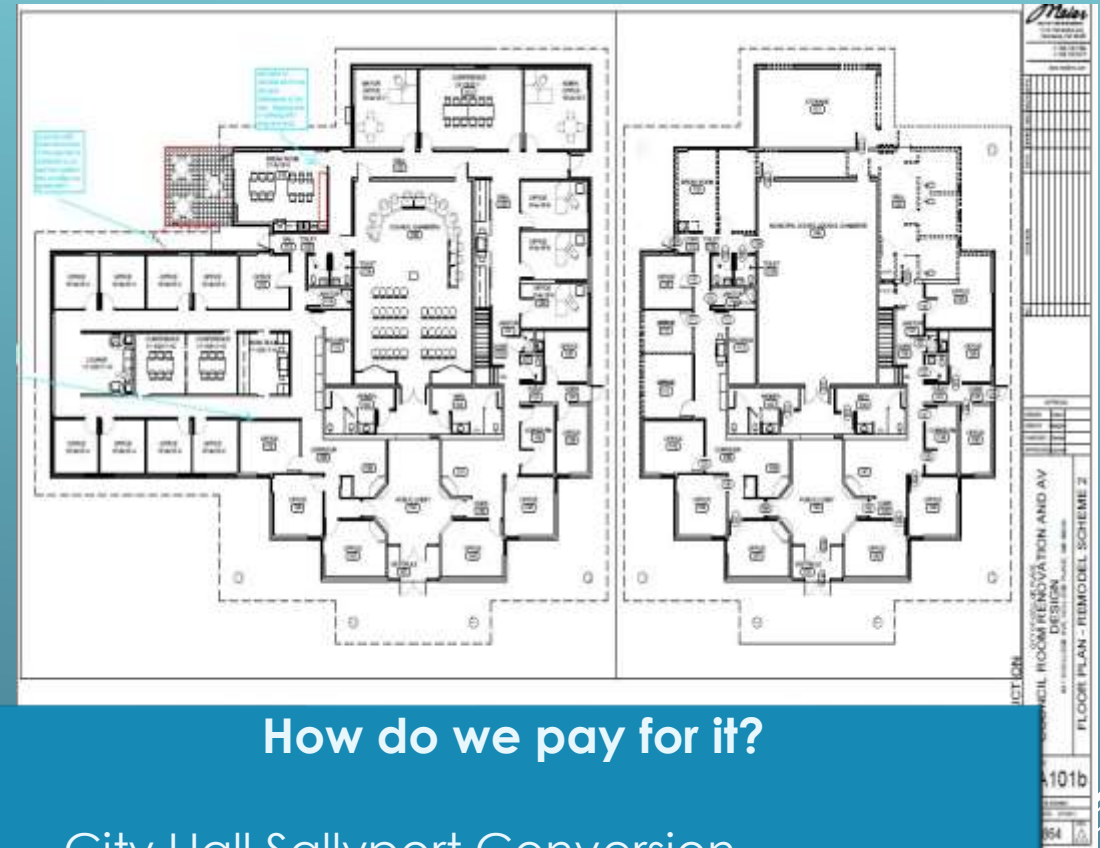


XV. CFP - FACILITIES



A. CITY HALL

- ▶ I. 2025
 - ▶ City Hall Sallyport Conversion (Start) - \$1,000,000 (High)
- ▶ II. 2026
 - ▶ City Hall Sallyport Conversion and Addition (End) - \$3,000,000 (High)
 - ▶ Municipal Campus ADA Sidewalk Compliance - \$40,000 (Low)
 - ▶ City Hall Parking Lot - \$100,000 (Low)
 - ▶ City Hall Exterior Beam Repair - \$40,000 (Low)
 - ▶ City Hall Exterior Paint - \$15,000 (Low)
 - ▶ Keycard Access All City - \$450,000 (Medium)
- ▶ III. 2027
 - ▶ City Hall Landscaping - \$54,269 (Low)
 - ▶ City Hall Restroom Renovation - \$60,000 (Low)



How do we pay for it?

- City Hall Sallyport Conversion
 - . 25% - Federal Congressional Directed Spending Grant.
 - . 25% - State Energy Efficiency Grant.
 - . 25% - FEMA BRIC Grant.
 - . 25% - City GO Bond.
- Remainder of projects funded by Facilities Maintenance Reserve which is transfer from Current Expense and Utilities

B. FIRE DEPARTMENT

- ▶ Fire Department was constructed in 2001. Little renovation work has occurred since this time.
- ▶ I. 2022 to 2026
 - ▶ Regional Fire Training Tower Contribution - \$64,900 a year (High)
- ▶ III. 2025
 - ▶ Fire Station ESCO Upgrade - \$1,137,000 (High)
 - ▶ Renovate Dorm Rooms - \$45,944 (High)
 - ▶ Dorm Room Furniture - \$34,458 (High)
 - ▶ Fire Station Lock/Key Cards - \$20,000 (High)
- ▶ IV. 2026
 - ▶ Fire Station Flooring - \$100,000 (Medium)



How do we pay for it?

- 100 % Facility Maintenance Reserve for most projects.
- For Fire Station Rehab in FY 2025
 - 25% State Commerce Grant
 - 25% Foundation Grant
 - 50% Facility Maintenance Reserve

C. POLICE DEPARTMENT

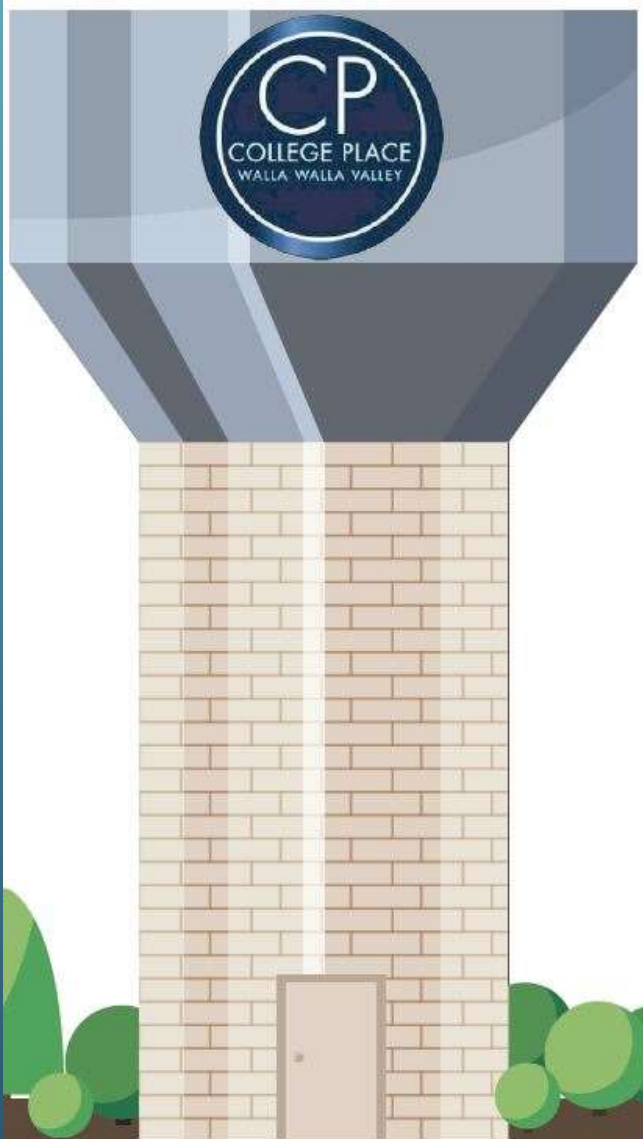
- ▶ All of Police moved into former Annex Building in 2017. For growing city the existing building has trouble meeting existing needs. It is a converted automotive shop and apartment complex.
- ▶ I. 2025-2026
 - ▶ Replacement Police Department Building - \$14,000,000 Estimate will know once have plans (High)

How do we pay for it?

- 100% - Replacement Police Bldg: Voter Approved Bond
- 21.4% - Pursue Federal Congressional Directed Spending Grant



XVI. CFP - INFRASTRUCTURE



A. PARKS



VETERANS PARK

- ▶ Prioritization: High
- ▶ Hayden Homes developed park property in late 2019.
- ▶ Existing park property has playground equipment, a bench, flagpole, and the Korean War Memorial.
- ▶ City received State RCO Youth Facility Grant for 50.0% in 2023.
- ▶ Estimated Total Cost: \$1,438,996 (2025-2026)
- ▶ Improvements added by City in Future:
 - ▶ Restrooms
 - ▶ Picnic Shelter
 - ▶ Basketball Court
 - ▶ Pickleball

How do we pay for it?

- 17.4% State RCP YAF Grant
- 22.6% Non-Profit Grants
- 60.0% City REET II Fund



LIONS PARK COMMUNITY CENTER

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$10.1 Million (2025-2027)
- ▶ Conduct design work, engineering work, and construction of replacement Community Center for 1970 one.
- ▶ Preliminary drawings and costing recently done by Design West Architects (October 2021)
- ▶ Obtained grant funds to do 100% buildable architectural plans.
- ▶ Engaged with State Brownfield Program to do analysis of existing structure.
- ▶ Success with fundraising for multipurpose replacement structure.

How do we pay for it?

- 1.9% County .09 Grant
- 24.7% State Legislative Earmark
- 29.6% Federal Earmark
- 21.9% State Dept of Commerce
- 21.9% Federal Earmark II



WHITMAN & MAPLE PROPOSED PARK SITE

- ▶ Prioritization: Medium
- ▶ Estimated Total Cost: \$1,981,633.01 (2026-2027)
 - ▶ Engineering: \$513,756.71 (2026)
 - ▶ Construction: \$1,467,876.30 (2027)
- ▶ This property is left over encumbered property from drainage swale mandated by State from drinking water well #6 work.
- ▶ 0.25 Acre site.
- ▶ Park Board has recommended conceptual layout of site.
- ▶ Southwest corner of Whitman Drive and SE Maple Avenue.
- ▶ Northeast quadrant of City is underparked.

How do we pay for it?

- 20% Non-Profit Grants
- 20% City REET II
- 30% Developer Impact Fees
- 30% State RCO Grants

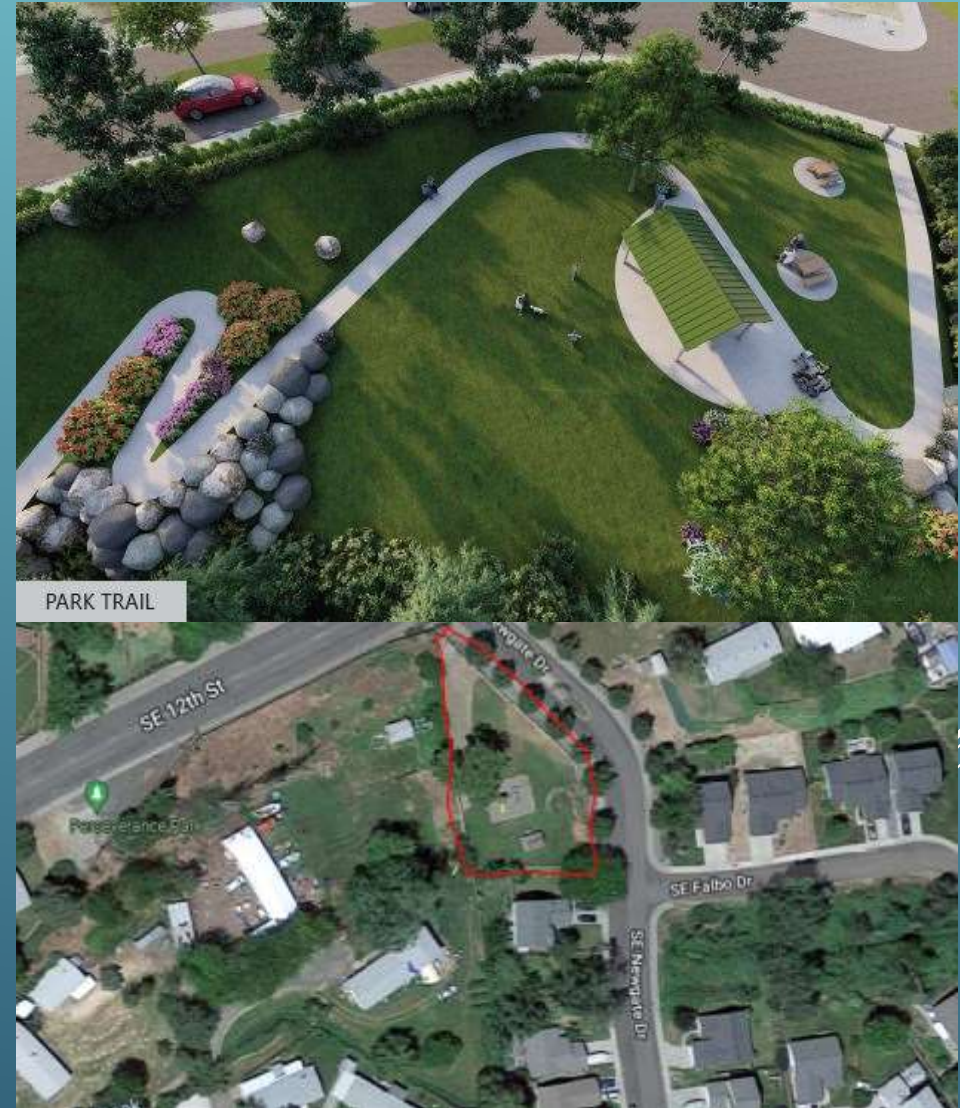


PERSEVERANCE PARK

- ▶ Prioritization: Medium
- ▶ Estimated Total Cost: \$820,074.38(2027-2028)
 - ▶ Engineering: \$212,471.88 (2027)
 - ▶ Construction: \$607,602.50 (2028)
- ▶ City acquired private Homeowners Association(HOA) Park since Autumn Meadows HOA petitioned City to allow it through Private to Public Code. HOA funded handing over infrastructure through LID.
- ▶ Park Board recommended conceptual design.
- ▶ Below 12th Street & Newgate intersection.
- ▶ Linking Autumn Meadows & Perseverance Park.

How do we pay for it?

- 50.0% City REET II Funds
- 50.0% State RCO Grant Funds



KIWANIS PARK REHAB

- ▶ Prioritization: High
- ▶ Project involves irrigation replacement in north half of park, turf replacement, lighting at pickleball/basketball courts, walking path, gazebo reroof.
- ▶ Estimated Total Cost: \$1,210,254 (2026-2027)
 - ▶ Engineering: \$210,254
 - ▶ Construction: \$1,000,000
- ▶ Park was rehabbed in 2017.
- ▶ Intersection of SE 3rd & Date Streets.

How do we pay for it?

- 90.0% State RCO/Commerce Grant Funds
- 10.0% City REET II Funds



PARK DEVELOPMENT @ STONE CREEK

- ▶ Prioritization: Low
- ▶ Driven by development and majority paid for by development.
- ▶ 260 Acres annexed into the City in 2017.
- ▶ Residential developer closed on western 2/3 of site in early 2022.
- ▶ Regional park concept.
- ▶ Estimated Cost: \$4,500,000 (2027-2028)
 - ▶ Along Stone Creek
 - ▶ Trails
 - ▶ Sportsplex

How do we pay for it?

- 50.0% Developer Impact Fees
- 25.0% State RCO Grants
- 12.5% College Place Public Schools
- 12.5% City REET II

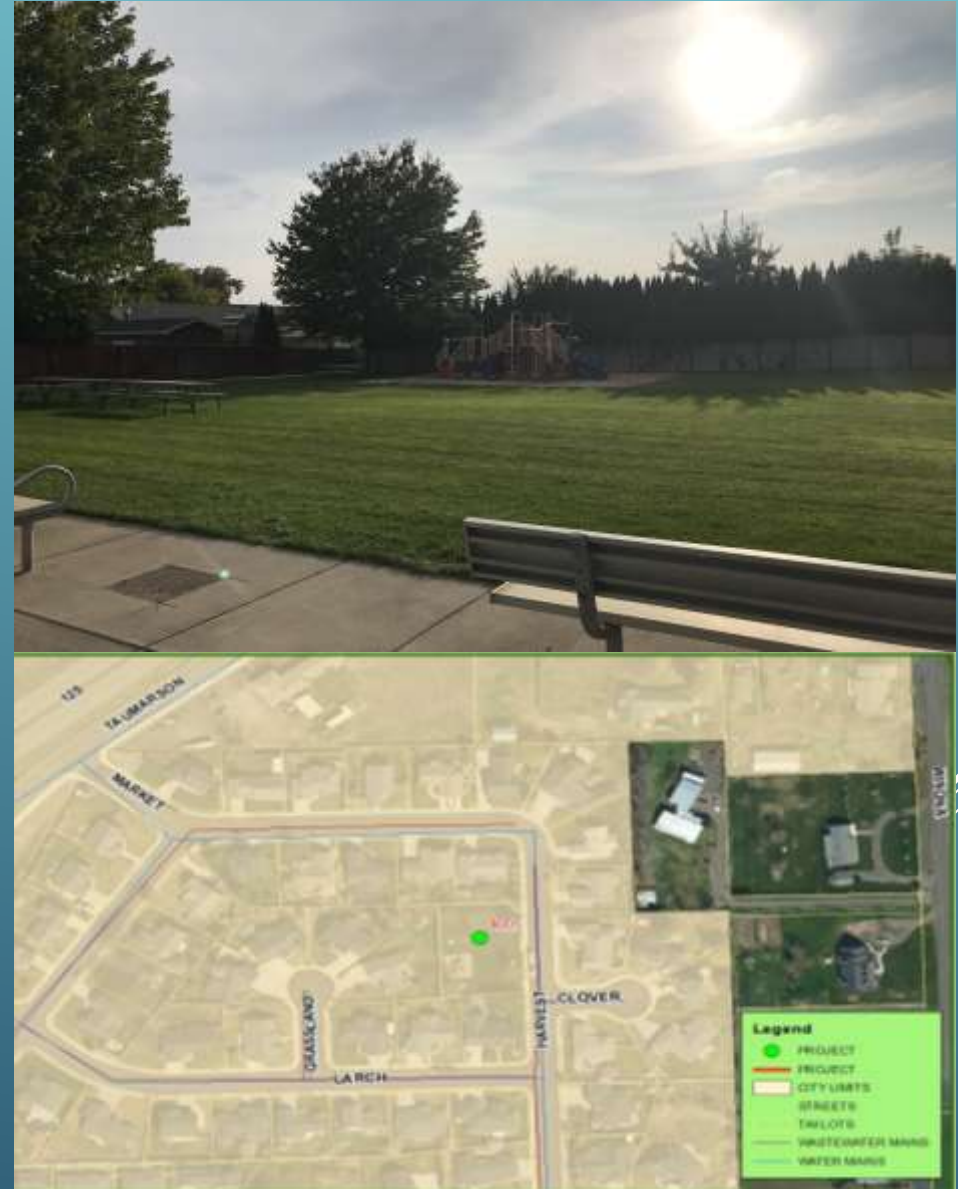


HARVEST MEADOWS PARK

- ▶ Prioritization: Low
- ▶ Estimated Total Cost: \$100,000 (2029)
- ▶ 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



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 (2023 - 2025)
- ▶ Road is functionally classified as a minor arterial.
- ▶ Driven by speed of Stone Creek development, new school, and grant opportunities.
- ▶ Walla Walla Valley MPO STP Grant acquired to partially cover final engineering and right-of-way acquisition expense.
- ▶ College Place/Stone Creek TIF #1 Project
- ▶ Residual right-of-way may wrap up in FY 2025
- ▶ Construction in FY 2025.
- ▶ SE Mojonnier Rd: College Ave to Bluvue Lane.
- ▶ Reconstruct 0.64 miles of roadway.
- ▶ Estimated Cost
 - ▶ **Total: \$7,921,000**

How do we pay for it?

- 39.6% Federal Appropriation Grant
- 11.87% Federal MPO Surface Transportation Grant
- 30.4% State TIB UAP Grant
- 18.1% City Tax Increment Financing



EAST-WEST ROAD IN STONE CREEK/LAKESIDE DEVELOPMENT

- ▶ Prioritization: Medium (2025-2026).
- ▶ Driven by development of Stone Creek/Lakeside Development as well as new public intermediate school.
- ▶ Includes water, wastewater, and stormwater infrastructure.
- ▶ Developer contribution required.
- ▶ East-West road will be developed with bike lanes and sidewalks.
- ▶ Proposed road will go from College Avenue to Teal Rd.
- ▶ Right-of-Way Easement is secured.
- ▶ Estimated Cost
 - ▶ Engineering (2025): \$1,936,000
 - ▶ Construction (2026): \$5,184,461
- ▶ **Total: \$7,120,461**

How do we pay for it?

- 27.2% College Place TIF District #1
- 72.8% Developer Contribution (Lakeside, CPPS, etc)



12TH (COLLEGE TO SKY)

- ▶ Prioritization: Low (2026-2027)
- ▶ State Federally Classified Route: Minor Arterial
- ▶ Eligible for Federal and State Grants
- ▶ Cross section likely to be bike lanes, 11' travel lanes, parking lane, new sidewalk, ADA ramps, pedestrian streetlamps.
- ▶ Full corridor reconstruction (0.50 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$1,000,000
 - ▶ Streets: \$5,430,750
 - ▶ Wastewater: \$237,005
 - ▶ Water: \$617,381.00
 - ▶ **Total: \$7,285,136**

How do we pay for it?

- 59.6% State TIB UAP Grant/Fed Inf Bill/MPO
- 13.7% Storm Utility
- 3.3% Wastewater Utility
- 8.5% Water Utility



NE CEDAR AVE (A TO C ST)

- ▶ Prioritization: Low (2027-2028)
- ▶ Stormwater improvements along block to treat flows going into Military Springs.
- ▶ Reconstruct roadway.
- ▶ Really will be driven by success in obtaining outside capital grant dollars.
- ▶ Almost was awarded in FY 2019 & 2021 Legislature.
- ▶ Cost
 - ▶ Storm: \$598,323
 - ▶ Streets: \$598,323
 - ▶ **Total: \$1,196,646**

How do we pay for it?

- 50.0% - City TBD or State Appropriation
- 50.0% - Ecology Stormwater Grant



DEWEY DRIVE

- ▶ Prioritization: Low (2029)
- ▶ This project will likely be a combination Transportation Benefit District project with some WSDOT HSIP, Safe Routes to School, or Ped & Bike Grant Dollars.
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$721,092.30
 - ▶ Wastewater: \$410,241.00
 - ▶ Water: \$286,000.00
 - ▶ **Total: \$1,417,333.30**

How do we pay for it?

- 10.1% - City Transportation Benefit District
- 40.7% - WSDOT HSIP, SRTS, or Ped & Bike Grant
- 29.0% Wastewater Utility (Ecology Financing)
- 20.2% Water Utility (DOH Financing)



12TH (DEWEY TO MYRA RD)

- ▶ Prioritization: Low (2029-2030)
- ▶ Federally Classified Road: Minor Arterial
- ▶ Eligible for TIB Grants
- ▶ Full corridor reconstruction (0.75 Miles)
- ▶ Estimated Cost
 - ▶ Engineering (2029): \$737,853.14
 - ▶ Construction (2030)
 - ▶ Storm: \$1,365,100.00
 - ▶ Street: \$4,045,766.00
 - ▶ Wastewater: \$426,974.92
 - ▶ Water: \$916,113.00
 - ▶ **Total: \$6,772,953.92**

How do we pay for it?

- 48.0% - State TIB UAP Grant/Federal Grant
- 20.2% - Storm Utility
- 6.3% - Wastewater Utility
- 13.5% Water Utility



C. STORM PROJECTS



STORM DECANT FACILITY

- ▶ Needed for new Stormwater Utility operations and mandated by Eastern Washington Municipal Stormwater Manual.
- ▶ Prioritization: High (2025)
- ▶ Appropriately dispose of liquid waste generated during street sweeping, catch basin clearing and maintenance, and pipe cleaning.
- ▶ Pursuing Walla Walla 2050 earmark and State Department of Ecology Grant Dollars.
- ▶ Engineering Complete
- ▶ Storm Decant Facility: \$2,000,000
- ▶ Estimated Cost
 - ▶ Construction (FY 2025): \$2,000,000
 - ▶ **Total Cost: \$2,000,000**

How do we pay for it?

- 50% - Walla Walla 2050 Earmark
- 50% - State Dept of Ecology Grant



BIRCH AVE(4TH TO 6TH)

- ▶ Prioritization: High (2025)
- ▶ Roadway surface bad. Curb dislodged on east side of roadway. Stormwater issues.
- ▶ Engineering complete for project.
- ▶ Combined with SE 6th water main issue.
- ▶ State Public Works Trust Fund awarded \$3,402,450 for project.
- ▶ Estimated Cost:
 - ▶ Construction: \$3,402,450(2026).
 - ▶ **Total: \$3,402,450**

How do we pay for it?

- 100.0% State Public Works Trust Fund



DRYWELL INSTALLATION PROGRAM

- ▶ Implementation of Aspect Consulting 2021 Drywell Study to Treat Stormwater in Central College Place to avoid having to put in large detention basin to treat the runoff.
- ▶ Prioritization: High (2022-2030)
- ▶ Funded 50% by State DOE Grant, 50% by State Stormwater Utility.
- ▶ \$99,930 every other year (FY 2026, FY 2028, FY 2030).
- ▶ Locations
 - ▶ Will install as City does road and sidewalk projects in the area.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$299,790 (FY 2022 -2030)**

How do we pay for it?

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



PUBLIC WORKS YARD STORM

- ▶ Prioritization: High (2025-2027)
- ▶ Stormwater infrastructure improvements needed for Public Works Yard. Seasonal creek runs through site.
- ▶ Pursue State Department of Ecology,, and other grant sources.
- ▶ PW Yard Storm Improvements: \$300,000
- ▶ Estimated Cost
 - ▶ Engineering (FY 2025): \$300,000
 - ▶ Construction (FY 2027): \$300,000
 - ▶ **Total Cost: \$600,000**

How do we pay for it?

- 75.0% - State Ecology Grant
- 25.0% - City Stormwater Utility



NW EARL LANE STORMWATER

- ▶ From Whitman Drive to Evans Avenue
- ▶ Prioritization: Medium (2025-2026)
- ▶ Design and construct stormwater infiltration system. Design in 2025 and construct in 2026.
- ▶ Project originally in Capital Facility Plan for FY 2019 and 2020 but was delayed due to cost overruns on NW Destito Ct.
- ▶ Estimated Cost
 - ▶ Engineering (2025): \$100,000
 - ▶ Construction (2026): \$500,000
 - ▶ **Total Cost: \$600,000**

How do we pay for it?

- 100.0% - Stormwater Utility Funds freed up from State Stormwater Hardship Capacity Grant.



URBAN FORESTRY ENHANCEMENT

- ▶ Locations
 - ▶ SW Mojonnier Rd (College to Bluvue)
 - ▶ Proposed East-West Rd (College to Teal)
 - ▶ Whitman Drive (Homestead to Hampton Ln)
 - ▶ SE 12th (College to Larch)
- ▶ Prioritization: High(2025-2026)
- ▶ City obtained US Forest Service Urban Forestry Grant through the Inflation Reduction Act for \$600,000.
- ▶ City will install street trees and irrigation systems in corridor.
- ▶ Trees will be chosen by Park Board and City Council from adopted Street Tree Directory.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$600,000**

How do we pay for it?

- 100.0% - US Forest Service Urban Forest Grant

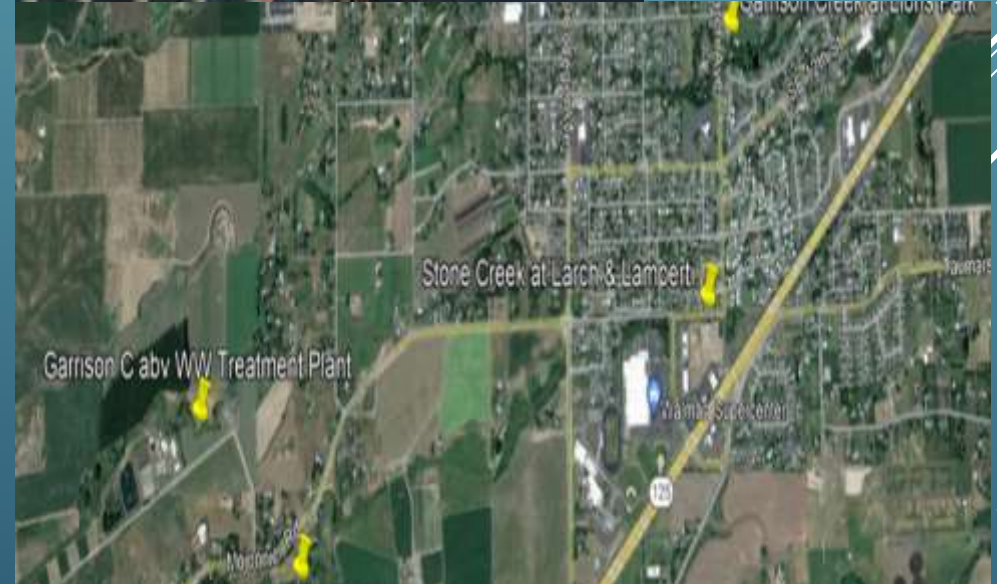


STREAM GAUGE INSTALLATION

- ▶ Locations
 - ▶ Upstream Garrison Creek: (Lions Park).
 - ▶ Downstream Garrison Creek: (Wastewater Treatment Plant).
 - ▶ Upstream Stone Creek: (SE Larch & Lamperti).
 - ▶ Downstream Stone Creek: (SW Teal).
- ▶ Prioritization: High(2025-Beyond)
- ▶ Installation Year 1 is \$112,500.
- ▶ Gauge Maintenance Annually: \$89,520
- ▶ City will install street trees and irrigation systems in corridor.
- ▶ Will help us get water quality data so we can enroll in NRCS PL-566 Grant Program.
- ▶ Requesting 2025 Walla Walla 2050 Office of Columbia River earmark for Year 1.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$112,500**

How do we pay for it?

- 100.0% - Walla Walla 2050 Earmark (FY 2025)



10TH STREET (COLLEGE TO BADE)

- ▶ From College to Bade Avenue
- ▶ Prioritization: High (2025-2026)
- ▶ Reconstruct 10th Street so it has curbs and storm inlets to treat stormwater draining to Garrison Creek adjacent to roadway.
- ▶ City obtained State Ecology Grant for Engineering.
- ▶ City will go after Ecology funds for Construction.
- ▶ Estimated Cost
 - ▶ Engineering (2025): \$150,000
 - ▶ Construction (2026): \$500,000
 - ▶ **Total Cost: \$650,000**

How do we pay for it?

- 80.0% - State Ecology Grant
- 20.0% - City Stormwater Utility

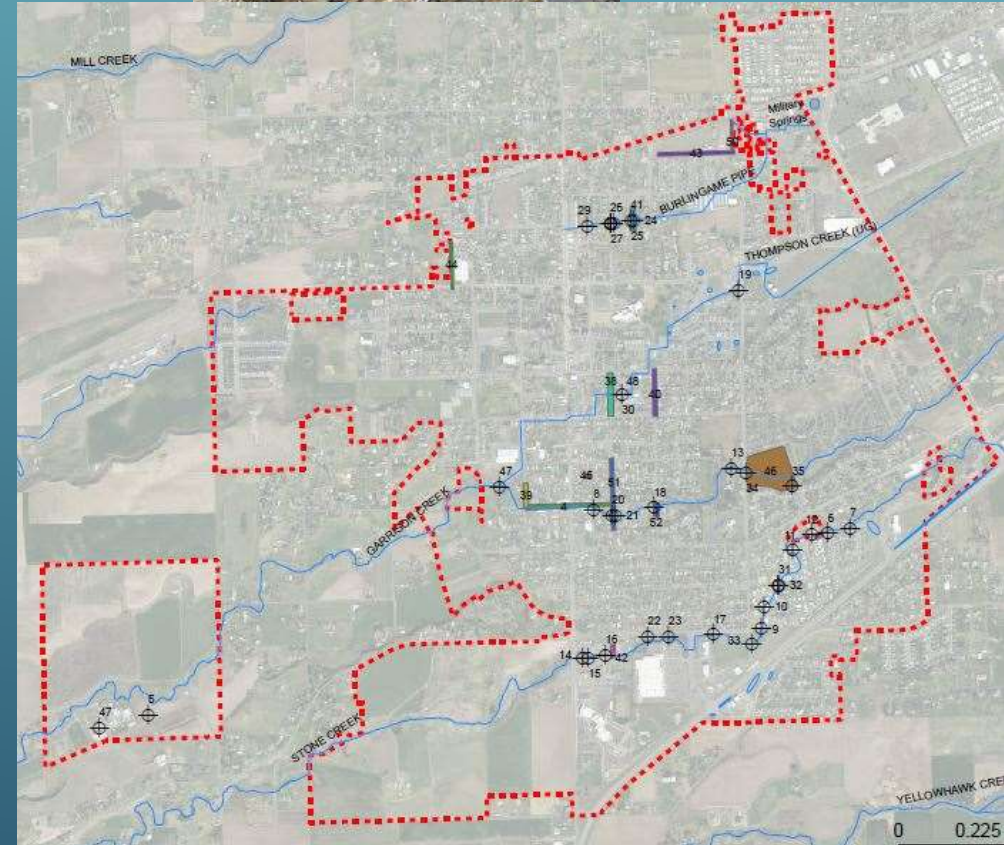


MUNICIPAL OUTFALL PROGRAM

- ▶ 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 75% by State DOE Grant, 25% Storm Utility.
- ▶ \$400,000 annually.
- ▶ Locations
 - ▶ Prioritization to be determined through Stormwater Management Plan Criteria.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$2,400,000 (FY 2025 to 2030)**

How do we pay for it?

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

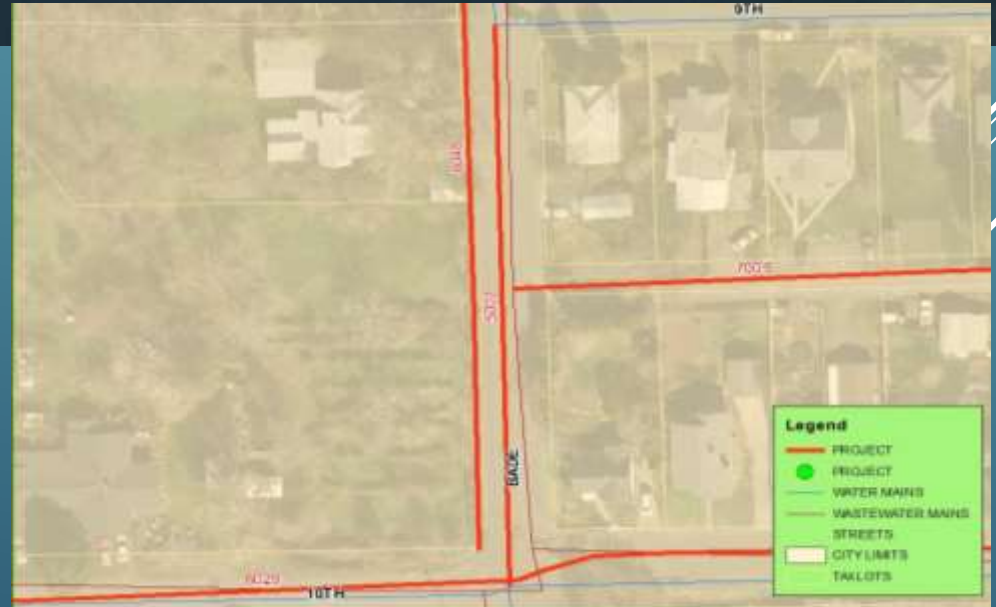


SE DATE AVE (8TH TO 11TH)

- ▶ From 8th to 11th Street
- ▶ Prioritization: Low (2029)
- ▶ Improve stormwater infrastructure on city block so it can more properly treat runoff into Garrison Creek.
- ▶ In City/State approved Stormwater System Master Plan.
- ▶ Funded by Local Stormwater Utility.
- ▶ Estimated Cost
 - ▶ **Total: \$456,000**

How do we pay for it?

- 100% City Stormwater Utility



D. STREET PROJECTS

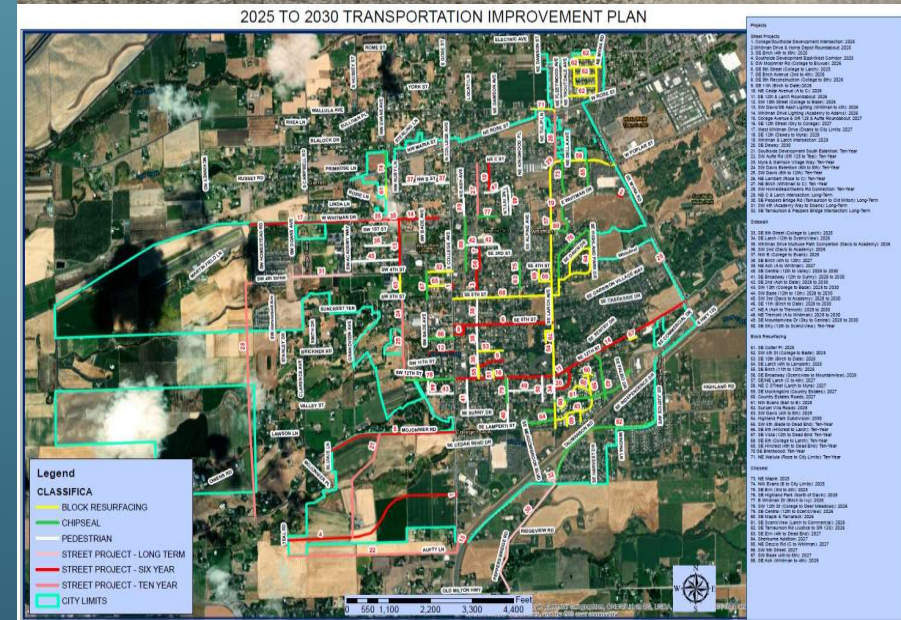


ANNUAL CHIPSEAL PROJECT

- ▶ Annual project that extends life of road by about a decade.
- ▶ Priority: High (Annually)
- ▶ **Annual expense: Around \$100,000 Annually/Reet I**
- ▶ 2025
 - ▶ NE Maple
 - ▶ NW Evans
 - ▶ SE Elm (150' S of 3rd)
 - ▶ SE Highland Park Dr (150 N of Davin Dr to Highland Park Dr)
- ▶ 2026
 - ▶ E. Whitman Drive (Birch to 440 ft east of Birch)
 - ▶ SW 12th (College Ave to Deer Meadows)
 - ▶ SE Central (Scenicview to 12th)
 - ▶ SE Maple and SE Tamarack
 - ▶ SE Tamaurson (SR 125 to

Justice)

- ▶ 2027
 - ▶ SE Elm (4th to Dead End)
 - ▶ Sherburne Addition
 - ▶ NE Deccio (C to Whitman)
 - ▶ SW 9th (College to Bade)
 - ▶ SW Bade (4th to 6th)
- ▶ 2028
 - ▶ SE Ash (Whitman to 4th)



How do we pay for it?

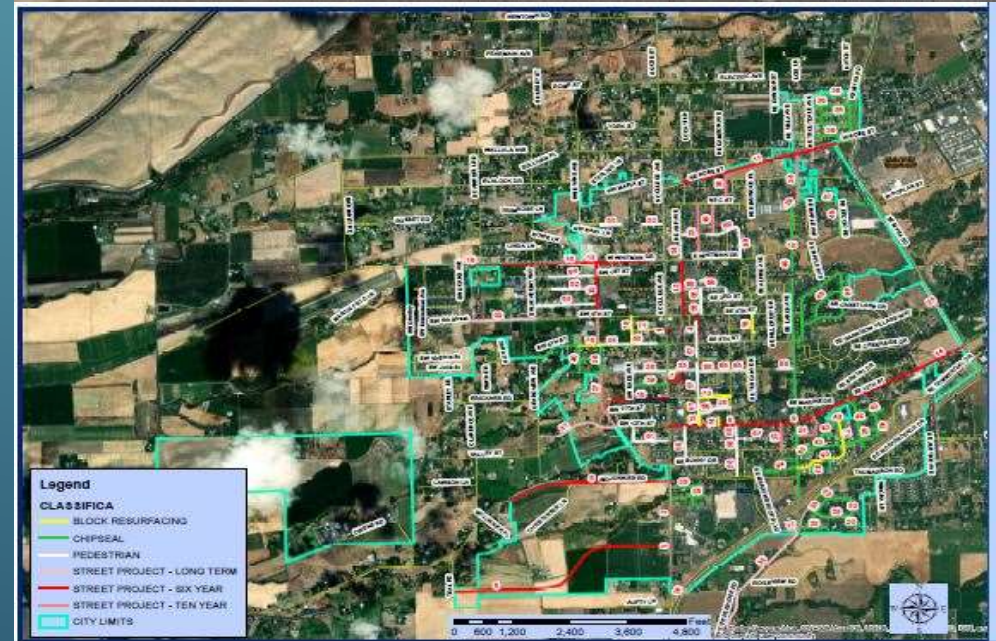
- 100% - REET 1

BLOCK RESURFACING PROGRAM

- ▶ Resurfacing of local roadways.
- ▶ Listing takes into account if Councilmanic 1/10th TBD was adopted.
- ▶ Priority: High (Annually)
- ▶ **Annual expense: \$34,000 REET 1 followed up by Transportation Benefit District Sales Tax Revenue .**
- ▶ 2025
 - ▶ SE Cotter Pl, SW 4th (College to Bade), SE 10th (Birch to Date)
- ▶ 2026
 - ▶ SE Larch (4th to 12th), SE Birch (11th to 12th), SE Broadway (SE Scenicview to SE Mountainview)
- ▶ 2027
 - ▶ SE/NE Larch Avenue (C to 4th Street), NE C Street (Larch to Myra)
- ▶ 2028
 - ▶ SE Mockingbird Drive (through Country Estates), and Country Estates Subdivision, NW Evans Avenue.
- ▶ 2029
 - ▶ Sunset Villa Subdivision
- ▶ 2030
 - ▶ Highland Park Addition

How do we pay for it?

- First \$34,000 – REET 1, Remainder Transportation Benefit District Sales Tax

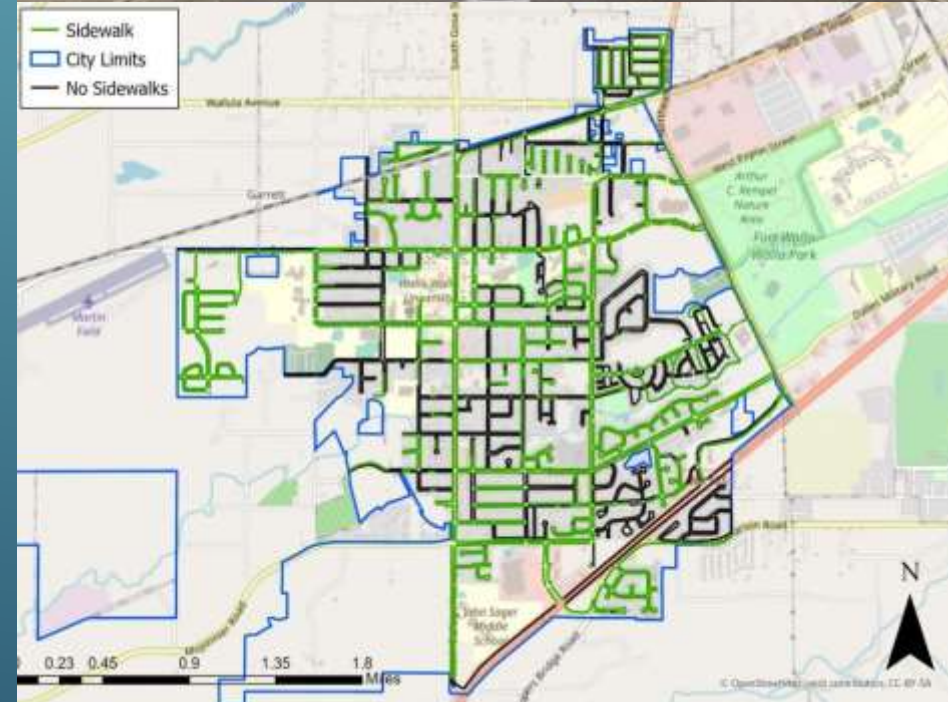


SAFEWALK COLLEGE PLACE

- ▶ Prioritization: Medium (2020 to 2030)
- ▶ Proposal is to utilize Proposed Transportation Benefit District funds as match to Community Development Block Grant funds in Block Group #9203.2 and #9203.3 and then WSDOT Safe Route to School, Highland Safety Program, and Ped/Bike Program for Others.
- ▶ Following sidewalks are prioritized based on Census Block Group and Safe Routes to School routes.
 - ▶ FY 2025: SE 8th Street (College to Larch) Engineering and Construction, Whitman Drive Multiuse Path Engineering.
 - ▶ FY 2026: Whitman Drive Path Construction (Davis to Academy) Engineering, Engineering of Sidewalk for SW 2nd (Davis to Academy) and NW B Street.
 - ▶ FY 2027: Construction of sidewalk on NW B Street (College to Evans) and SW 2nd (Academy to Davis), Engineering of sidewalk on SE Birch (4th to 12th) and NE Ash (A to Whitman).
 - ▶ FY 2028: Construction of sidewalk on SE Birch (4th to 12th) and NE Ash (A to Whitman), Engineering of sidewalk on SE Central (12th to ValleyView) and SE Broadway (12th to Sunny)
 - ▶ FY 2029: Construction of sidewalk on SE Central (12th to ValleyView) and Se Broadway (12th to Sunny); Engineering of SE 2nd (Ash to Date) and SW 13th (College to Bade)
- ▶ Need to acquire right-of-way for all of the proposals.
- ▶ Estimated Cost
 - ▶ FY 2025: \$1,184,765
 - ▶ FY 2026: \$699,232.26
 - ▶ FY 2027: \$1,055,777.49
 - ▶ FY 2028: \$1,225,459.82
 - ▶ FY 2029: \$1,116,948.51
 - ▶ FY 2030: \$963,528.60
- ▶ Total Cost: \$6,245,711.68

How do we pay for it?

- 10% City Transportation Benefit District Sales Tax
- 90% State TIB Grant, WSDOT Ped & Bike, Safe Routes to School Grant



DOWNTOWN PARKING LOTS

- ▶ College Avenue Corridor (13th to 4th)
- ▶ Prioritization: High – Council adopted Tax Increment Financing District (2024)
- ▶ Acquire land and construct parking lot to improve walkability and business climate of College Avenue.
- ▶ Parking spot requirement deters investment in Downtown core.
- ▶ Two parking lots through College Avenue Core
- ▶ Acquired property for first parking lot. Investigating others.
- ▶ FY 2025: Engineer and develop first parking lot.
- ▶ FY 2026: Engineer and develop second parking lot.
- ▶ Estimated Cost
 - ▶ Parking Lot 1 Engineering and Development (2025): \$1,658,663.18
 - ▶ Parking Lot 2 Engineering and Development (2026): \$2,056,742.34
 - ▶ **Total - \$3,830,605.52**

How do we pay for it?

- 100.0% City Tax Increment Financing District #1



SIGNALIZATION OF STONE CREEK/LAKESIDE DEVELOPMENT

- ▶ Prioritization: Medium (2025-2026).
- ▶ Driven by development of Stone Creek/Lakeside Development.
- ▶ Developer contribution required.
- ▶ Intersection treatment needed for entryway into development (proposed East-West Rd) and College Place High School.
- ▶ Estimated Cost
 - ▶ Engineering (2025): \$125,000
 - ▶ Construction (2026): \$1,045,437
- ▶ **Total: \$1,170,437**

How do we pay for it?

- 50% College Place TIF District # 1
- 50% Developer Contribution



SE LAMPERTI & COLLEGE GUARDRAIL REPLACEMENT

- ▶ Prioritization: Medium (2025-2026)
- ▶ Reconfigure lanes to better accommodate school traffic and improve safety in the corridor.
- ▶ Highly traveled corridor with students from Walla Walla University and Davis Elementary School.
- ▶ Estimated Cost
 - ▶ Engineering (2025): \$100,000
 - ▶ Construction (2026): \$400,000
 - ▶ **Total: \$500,000**



How do we pay for it?

- 100% - City Streets Fund

SR 125/COLLEGE/AUFTE INTERSECTION RECONSTRUCTION

- ▶ Prioritization: Medium (2025-2027)
- ▶ Reconfigure intersection to better convey traffic to west development, College Ave, and Peppers Bridge corridor.
- ▶ Highest trafficked intersection in the Walla Walla Valley (20,000 ADT)
- ▶ Estimated Cost
 - ▶ Engineering (2025-2026): \$601,858.80
 - ▶ Construction (2027): \$3,460,688.30
 - ▶ **Total: \$4,062,547.10**

How do we pay for it?

- Engineering (2025 to 2026): 25% - City Transportation Benefit District, 50% - State CERB Grant, 25% - WSDOT Freight Grant.
- Construction (2027): 50% - State Freight Mobility Grant, 50% - Federal Congressional Directed Spending



WHITMAN & DAVIS LIGHTING/SIDEWALK PROJECT

- ▶ Prioritization: High (2025-2026)
- ▶ Project is within City Local Road Safety Plan.
- ▶ State Highway Safety Project.
- ▶ Add pedestrian street lighting on Whitman Drive (Adams to Davis).
- ▶ Add pedestrian street lighting on SW Davis Ave from Whitman Drive to SW 6th Street.
- ▶ RFB at Whitman & Davis and 4th & Davis.
- ▶ New sidewalk on SW Davis (4th to 6th).
- ▶ Repave SW Davis (4th to 6th).
- ▶ Estimated Cost
 - ▶ Engineering (2025): \$319,000.00
 - ▶ Construction (2026): \$933,000.00
- ▶ **Total: \$1,252,000.00**

How do we pay for it?

- 100% - Washington State Department of Transportation Highway Safety Improvement Program Grant.



NE ROSE ST (ASH TO CAREY) PEDESTRIAN STREET LIGHT PROJECT

- ▶ Prioritization: High (2025-2026)
- ▶ Originally obtained out of call Complete Street grant for implementation.
- ▶ Had to delay and go after more grants due to cost escalations due to materials and lack of conduit in appropriate places.
- ▶ Original estimated cost: \$500,000. New cost \$2 million.
- ▶ Pedestrian streetlamps on NE Rose between Ash and Carey Ct.
- ▶ Estimated Cost
 - ▶ Engineering/BidPrep (2025): \$200,000.00
 - ▶ Construction (2026): \$1,828,547.00
- ▶ **Total: \$2,028,547.00**

How do we pay for it?

- 90% - State TIB Complete Street Grant
- 10% - City Transportation Benefit District



WHITMAN & HOME DEPOT INTERSECTION

- ▶ Prioritization: Medium (2025-2026)
- ▶ Reconfigure entryway to allow for full range of multimodal motions and allow full entry into property to the south.
- ▶ Dependent on engineering could be either full entryway or a traffic circle.
- ▶ Estimated Cost
 - ▶ Full Engineering (2025): \$288,200.00
 - ▶ Construction (2026): \$960,538.00
 - ▶ **Total: \$1,248,738.00**

How do we pay for it?

- 90% - State TIB UAP Grant
- 8% - City Transportation Benefit District
- 2% - Developer Contribution



12TH & LARCH INTERSECTION RECONSTRUCTION

- ▶ Prioritization: Medium (2025-2026)
- ▶ Project identified as being tripped by anticipated traffic counts in 2023 as far back as 2017 CERB Planning Study.
- ▶ Roundabout identified as best intersection treatment.
- ▶ Estimated Cost
 - ▶ Full Engineering (2025): \$301,376.00
 - ▶ Construction (2026): \$1,200,000.00
 - ▶ **Total: \$1,501,376.00**

How do we pay for it?

- 90% - State TIB UAP Grant
- 10% - City Transportation Benefit District



LARCH WALL NEAR SE 5TH & LARCH

- ▶ Prioritization: Medium (2026)
- ▶ Remove portion of failing wall and replace.
- ▶ Estimated Cost
 - ▶ **Total: \$100,000**



How do we pay for it?

- 100% - City Street Improvement Fund

PUBLIC WORKS YARD REPLACEMENT.

- ▶ Prioritization: Medium (2026 - 2027)
- ▶ Facility study to identify future needs in process.
- ▶ Best site is on grounds of Wastewater Treatment Plant along Owens Rd.
- ▶ FY 2027: Construct replacement facility.
- ▶ Estimated Cost
 - ▶ FY 2026: Engineering/Architecture: \$830,000.00
 - ▶ FY 2027: Construction: \$13,302,000.00
- ▶ **Total Cost: \$14,000,000.00**

How do we pay for it?

- 25% - FEMA HMA/BRIC Grant
- 10% - Pacific Power Rebates
- 21.7% - Water Utility
- 21.7% - Wastewater Utility
- 21.7% - Stormwater Utility



SE 9TH (COLLEGE TO DEAD END)

- ▶ Prioritization: Low (2026)
- ▶ SE 9th Street: College Ave to Dead End
- ▶ Surface 0.06 miles of gravel/dirt roadway
- ▶ Limited right-of-way. No storm facilities.
- ▶ Only five properties have sole access from roadway.
- ▶ Estimated Cost
 - ▶ **Total: \$700,000.00**

How do we pay for it?

- 80.0% - CDBG Grant, LID, or State Grant
- 20.0% - City Transportation Benefit District



PEDESTRIAN SIGNALIZATION AT MYRA RD & GARRISON VILLAGE WAY

- ▶ Prioritization: Low (2026-2027).
- ▶ Dependent upon either developer contribution or WSDOT Pedestrian Safety Grant.
- ▶ Local Road Safety Plan/ADA Transition Plan will help obtain funds which City now has.
- ▶ Much pedestrian activity between Villages at Garrison Creek development and Fort Walla Walla park.
- ▶ Myra Rd has ADT of about 15,000
- ▶ Estimated Cost
 - ▶ Engineering (2026): \$100,000.00
 - ▶ Construction (2027): \$500,000.00
- ▶ **Total: \$600,000.00**

How do we pay for it?

- 20% - City of Walla Walla
- 20% - City of College Place Streets
- 30% - Developer Contribution
- 30% - WSDOT/TIB State Grant



WHITMAN & LARCH INTERSECTION

- ▶ Low (2029) 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
 - ▶ Engineering (2028) - \$301,376.00
 - ▶ Construction (2029) - \$1,200,000.00
- ▶ **Total: \$1,501,376.00**

How do we pay for it?

- 40% Developer Fees
- 40% State CERB Construction Grant
- 20% City Street Improvement Fund or Proposed Transportation Benefit District



WHITMAN DR IMPROVEMENTS

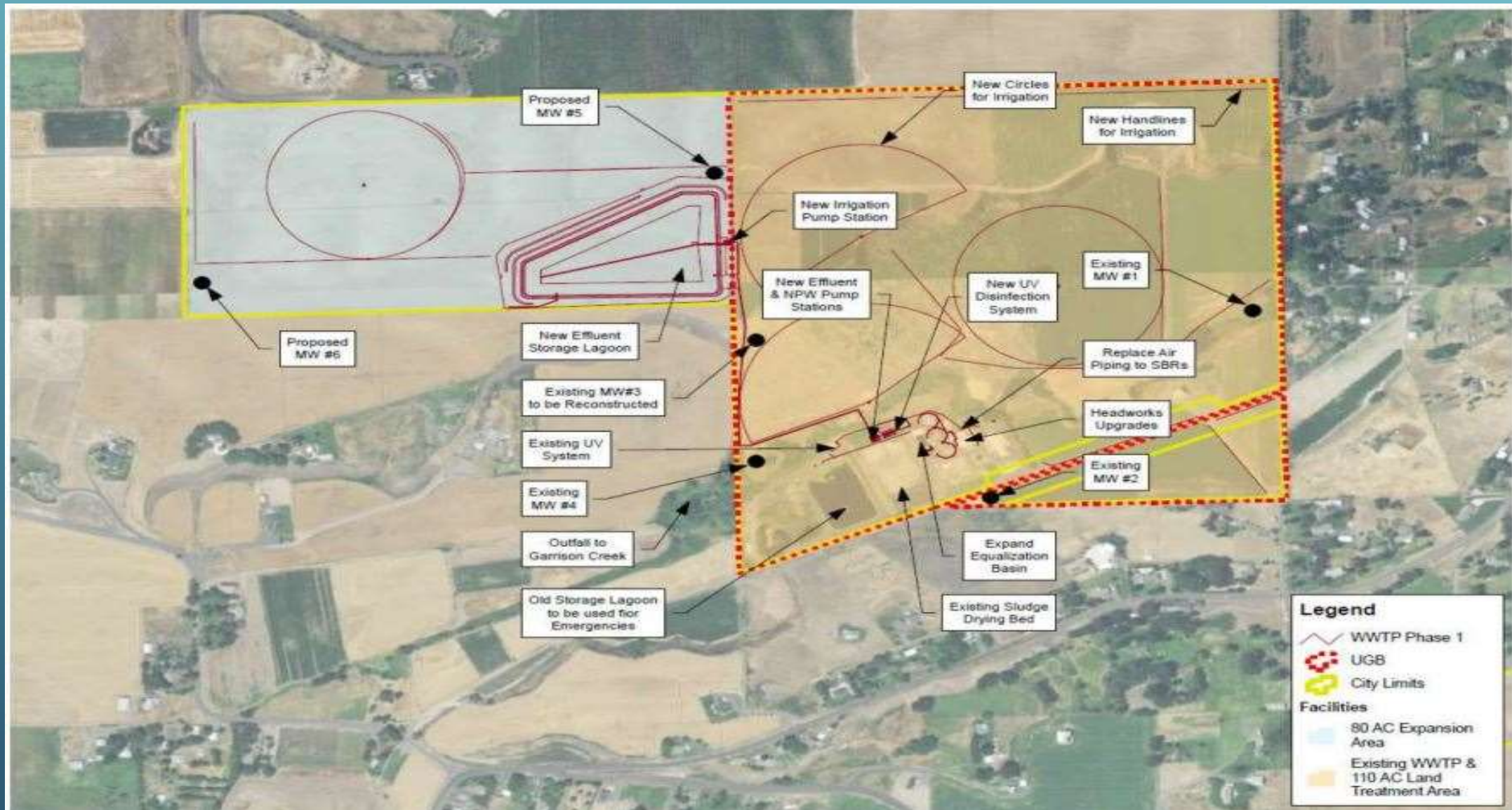
- ▶ Prioritization: Low (2027).
- ▶ Only ½ street improvements done in 2010.
- ▶ Finish north side with curb, gutter, storm, and new pavement.
- ▶ This project will become critical as Martin Airfield is still in the City's urban growth area and development may occur out there.
- ▶ Academy Way to western City Limit by Martin Airfield. Eligible for TIB, State, and Federal Grants.
- ▶ Estimated Cost
 - ▶ **Total: 1,048,616.70**

How do we pay for it?

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



E. WASTEWATER PROJECTS

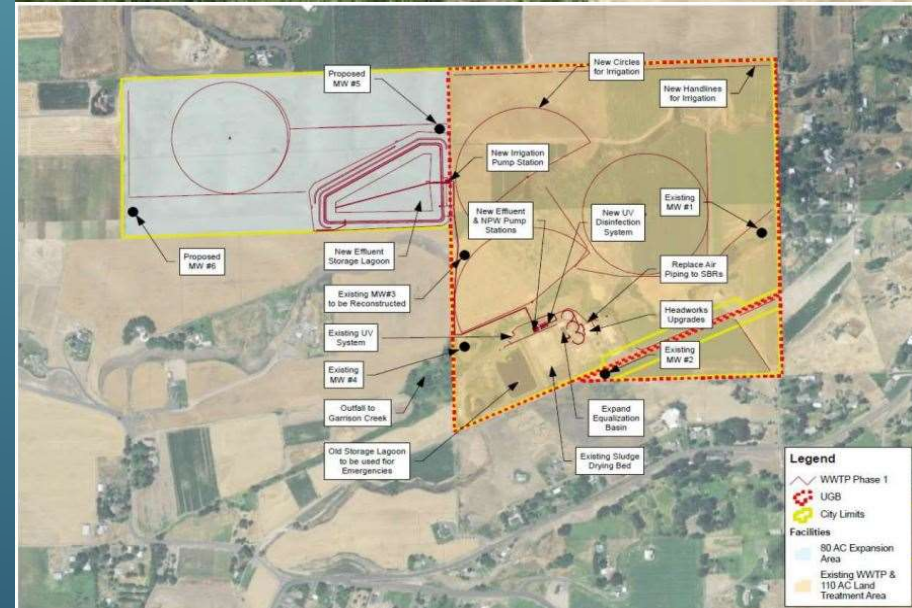


WASTEWATER TREATMENT PLANT IMPROVEMENTS – PHASE I

- ▶ Prioritization: High (2023-2026)
- ▶ Project Location: Owens Rd & Mojonnier.
- ▶ Improvements needed to satisfy new NPDES Permit.
- ▶ Improvements include headworks, re-aeration and cooling, and land treatment.
- ▶ In 2019 acquired 80 acres for land treatment/basin by State Department of Natural Resources adjacent to site.
- ▶ In 2019 also awarded State Loan of \$2,500,000 for design with \$600,000 principal forgiveness.
- ▶ In 2022 the State awarded the City a funding package of \$26 million with \$13 million grant and \$13 million low interest loan for this, Lift Station #5 and sewer lining projects.
- ▶ Investigating regionalization with City of Walla Walla.
- ▶ FY 2025: Phase 1A Headworks - \$5 million
- ▶ FY 2026: Either complete Phase 1B storage and facility improvements - \$15 million
- ▶ **Total: \$20 million**

How do we pay for it?

- 13.5% Federal Earmark Grant
- 38.5% State Ecology Hardship Grant
- 48.0% State Ecology Subsidized Loan/City Wastewater Fund



WASTEWATER LIFT STATION #5 REPLACEMENT

- ▶ Prioritization: High (2025)
- ▶ Project Location: SW 1st Street (632 to 529 Area)
- ▶ Replace over capacity wastewater lift station.
- ▶ City is relocating lift station to properly on south side of road and building conventional building.
- ▶ City acquired north half of property at 530 SW 2nd to relocate new lift station to.
- ▶ Project included new pavement, new sidewalk, and appropriately sized lift station.
- ▶ Construction in process FY 2024, to wrap up in FY 2025.
- ▶ Large State Ecology financing package will cover construction.
- ▶ Remaining Construction Cost (2025): \$2,000,000
- ▶ **Total Cost: \$2,000,000**



How do we pay for it?

- 50% State Ecology Grant
- 50% State Ecology Loan

SE CENTRAL AVE WASTEWATER LINE PROJECT

- ▶ Prioritization: Low (2027)
- ▶ Project Location: SE Central Ave (ScenicView to Valley Dr.)
- ▶ Replace private decayed wastewater line serving many homes with city-owned one built to city standards.
- ▶ Funded by Wastewater Utility.
- ▶ **Total Cost: \$455,942**



How do we pay for it?

- 100.0% City Wastewater Utility

F. WATER PROJECTS



WELL NO# 8 DEVELOPMENT

- ▶ Prioritization: High (2024-2025)
- ▶ Well #8 location on SW Teal Rd adjacent to SW Sewer Lift Station.
- ▶ Will help supply west end of system (West of College Avenue).
- ▶ City needs additional wells to increase resiliency and be able to meet peak demand at geographically dispersed areas of town.
- ▶ Well shaft is drilled and lined.
- ▶ Need to construct wellhouse, get mechanical/electronic material, and link into the system.
- ▶ Cost.
 - ▶ Construction (2025): \$4,000,000.00
 - ▶ **Total: \$4,000,000.00**

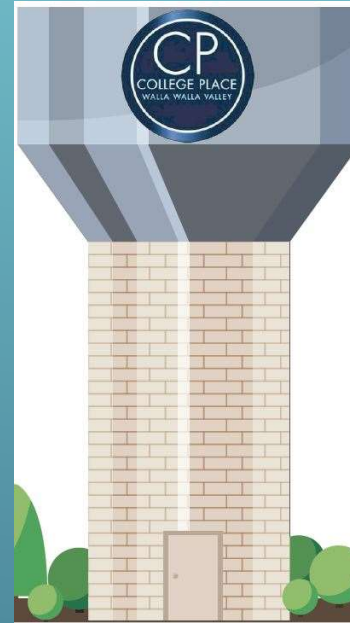
How do we pay for it?

- 50% - State DOH Grant
- 50% - State DOH Low-Interest Loan



WEST COLLEGE PLACE WATER TOWER TRANSMISSION MAIN

- ▶ Prioritization: High (2025)
- ▶ Transmission main to connect tower to water system.
- ▶ Project is fully engineered.
- ▶ Need to construct main during the SW Mojonnier project for that portion so we don't have to rip up a new road SW Mojonnier (College to Owen)
- ▶ Cost
 - ▶ FY 2025 –Construction: \$5,000,000.00
 - ▶ **Total: \$5,000,000.00**

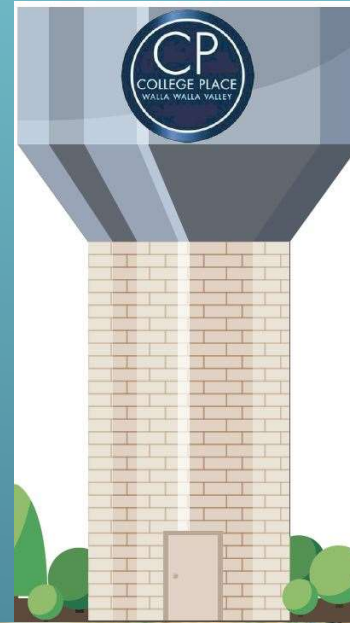


How do we pay for it?

- 25% - City Water Utility
- 25% - State DOH Grant/Loan
- 25% - City Tax Increment Finance District
- 25% - Federal Earmark (Mojonnier)

WEST COLLEGE PLACE WATER TOWER RESERVOIR #4

- ▶ Prioritization: High (2025-2026)
- ▶ Best project location is on bluff in northeast section of City Wastewater Treatment Plant property.
- ▶ Water storage tank needed to serve community as development occurs and to achieve the goal of having 48 hours of potable water storage.
- ▶ 1,000,000 Gallon Elevated Water Reservoir.
- ▶ Transmission main to connect tower to water system.
- ▶ Cost
 - ▶ FY 2025 (Construction): \$8,000,000.00
 - ▶ FY 2026 (Construction): \$10,000,000.00
- ▶ **Total: \$18,000,000.00**



How do we pay for it?

- 25.0% - State DOH Grant
- 25.0% - State DOH Loan
- 25.0% - Federal WRDA Grant
- 25.0% - Federal CDS Grant

REPAINT CENTRAL COLLEGE PLACE WATER TOWER

- ▶ Prioritization: High (2024 to 2026)
- ▶ Project Location: Public Works Yard located between Birch, Date, 4th, and 6th.
- ▶ Elevated water tank dates back to 1949.
- ▶ Central water tower is due for repainting. Higher cost since exterior paint is lead-based so will need to encase painting work in plastic.
- ▶ Water tower also needs to be seismically retrofitted and have overflow sized to current standards.
- ▶ Water utility will cover repainting cost.
- ▶ FEMA BRIC/HMA Grant we obtained will cover most of the overflow and seismic retrofit work.
 - ▶ FY 2025: \$207,000.00
 - ▶ FY 2026: \$2,000,000.00
- ▶ **Total: \$2,207,000.00**

How do we pay for it?

- 87.5% - FEMA BRIC/HMA Grant
- 12.5% - Water Utility



WELL #3 ELECTRICAL GENERATOR

- ▶ Prioritization: Medium (2025 - 2026)
- ▶ Project Location: Well #3 located on east side of SE Larch & Lamperti intersection.
- ▶ Well #3 dates back to 1967.
- ▶ The well lacks an electrical generator.
- ▶ FEMA HMA/BRIC Grant we are pursuing to cover 75% of the work.
- ▶ **Cost**
 - ▶ FY 2025 (Engineering): \$426,000.00
 - ▶ FY 2026 (Construction): \$1,000,000.00
 - ▶ **Total: \$1,426,000.00**

How do we pay for it?

- FY 2025: 100% State Public Works Trust Fund
- FY 2026:
 - 87.5% - FEMA HMA Grant
 - 12.5% - City Water Fund



HIGH PRIORITY WATER MAIN REPLACEMENT PROGRAM

- ▶ Prioritization: High (2023 to Beyond)
- ▶ Replacement of critical neighborhood water lines in decayed condition identified in adopted 2022 Water System Plan.
- ▶ Locations
 - ▶ FY 2025 engineering /2026 construction: SW 4th & 5th (College to Bade)
 - ▶ FY 2026 construction of SE 6th (College to Date)
 - ▶ FY 2027 engineering/2028 construction: SE 8th & SE Elm
- ▶ Funded by Water Utility.
- ▶ Estimated Cost
 - ▶ FY 2025: \$100,000
 - ▶ FY 2026: \$1,150,000
 - ▶ FY 2027: \$100,000
 - ▶ FY 2028: \$450,000
- ▶ **Total: \$1,800,000**

How do we pay for it?

- 100% - Water Utility



MEDIUM PRIORITY NEIGHBORHOOD WATER MAIN REPLACEMENT PROGRAM

- ▶ Prioritization: Medium (2026-2028)
- ▶ Replacement of critical neighborhood water lines in decayed condition identified in adopted 2022 Water System Plan.
- ▶ Locations
 - ▶ FY 2026: NE Lambert (Rose to C)
 - ▶ FY 2027: SW 8th (College to Bade)
 - ▶ FY 2028: SE Robin (Scenic View to Mockingbird)
- ▶ Funded by Water Utility.
- ▶ Estimated Cost
 - ▶ FY 2026: \$317,000
 - ▶ FY 2027: \$10,000
 - ▶ FY 2028: \$63,000
- ▶ **Total: \$390,000**

How do we pay for it?

- 100% - Water Utility



XV. TABLE OF ACRONYMS

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



2024 Pyrotechnics Proposal

PYRO SPECTACULARS

by Souza®



City of College Place

December 5, 2024



October 7, 2024

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

Subject: Proposal for your Winterfest event, on **December 5, 2024, PROGRAM A** for **\$5,800.00**

Pyrotechnics:	☐ Close Proximity	☒ Display Fireworks	☐ Firecrackers
Theatrical Effects:	☐ Spark Machines	☐ Flames	☐ CO2 Cryo Jets
	☐ Confetti/Streamers	☐ Lights	☐ Foggers
Drones:	☐ Light Animations	☐ Accents	

Dear Mike Rizzitiello,

Pyro Spectaculars North, Inc. is delighted to present our proposal for the full-service custom-designed **PROGRAM A** for the production of your upcoming event, Winterfest. We are confident that our production capabilities and crew experience will result in the display of an unforgettable experience for your audience.

Enclosed you will find three important documents that outline our **PROGRAM A** proposal in detail:

1. **Product Synopsis - Proposal:** Provides the specifications of the devices and products to be used in your event.
2. **Production Agreement:** Presents the terms and conditions for the production of your event, including engagements, duties, and payment dates and amounts.
3. **Scope of Work:** Outlines the responsibilities and services to be provided by both Pyro Spectaculars North, Inc. and City of College Place that will be necessary for the execution of the production of your event, along with insurance limits and requirements.

To secure your program, return the fully executed Production Agreement and initial payment to our office by the PRICE FIRM date, October 30, 2024. Please note that program availability, pricing, and show date may be subject to change if these are not timely received.

If you have any questions, or wish to discuss your program in detail, please do not hesitate to contact either myself or your dedicated Customer Service Representative, Jacky Becerril, at (909) 355-8120, extension 234.

Sincerely,

Pyro Spectaculars North, Inc.

Rich Vaughan

Rich Vaughan, Show Producer
(JB)

www.pyrospec.com



Pyro Spectaculars North, Inc.

5301 Lang Avenue, McClellan, CA 95652 • Phone: (909) 355- 8120 • Fax: (909) 355-9813

Pyrotechnics Proposal
City of College Place
PROGRAM A – December 5, 2024
\$5,800.00

Main Body - Aerial Shells

<u>Description</u>	<u>Quantity</u>
◆ 3" Souza Designer Selections	130

Total of Main Body - Aerial Shells 130

Pyrotechnic Devices

<u>Description</u>	<u>Quantity</u>
◆ Sousa Diamond Line Custom Multishot Device	100 Shots
◆ Sousa Pro-formance Multishot Device	45 Shots
◆ Sousa Silver Line Custom Multishot Device	45 Shots

Total of Pyrotechnic Devices 190

Grand Finale

<u>Description</u>	<u>Quantity</u>
◆ 2" Souza Designer Bombardment Shells	100
◆ 2.5" Souza Designer Bombardment Shells	36

Total of Grand Finale 136

Grand Total 456

Product descriptions are for specification of product quality, classification, and value. Final product selections will be based on availability, suitability, and overall artistic style.



PRODUCTION AGREEMENT

This agreement ("Agreement") is made this _____ day of _____, 2024 by and between **Pyro Spectaculars North, Inc.**, a California corporation, hereinafter referred to as ("PYRO"), and **City of College Place**, hereinafter referred to as ("CLIENT"). PYRO and CLIENT are sometimes referred to as "Party" or collectively as "Parties" herein.

1. **Engagement** - CLIENT hereby engages PYRO to provide to CLIENT one fireworks production ("Production"), and PYRO accepts such engagement upon all of the promises, terms and conditions hereinafter set forth. The Production shall be substantially as outlined in Program "A", attached hereto and incorporated herein by this reference.

1.1 **PYRO Duties** - PYRO shall provide all pyrotechnic equipment, trained pyrotechnicians, shipping, pyrotechnic products, application for specific pyrotechnic permits (the cost of which, including standby fees, shall be paid by CLIENT) relating to the Production, insurance covering the Production and the other things on its part to be performed, including preproduction services, all as more specifically set forth below in this Agreement and in the Scope of Work ("Scope of Work"), attached hereto, incorporated herein by this reference, and made a part of this Agreement as though set forth fully herein.

1.2 **CLIENT Duties** - CLIENT shall provide to PYRO a suitable site ("Site") for the Production, security for the Site as set forth in Paragraph 6 hereof, access to the Site, any permission necessary to utilize the Site for the Production, and the other things on its part to be performed as more specifically set forth below in this Agreement and in the Scope of Work. All Site arrangements are subject to PYRO's reasonable approval as to pyrotechnic safety, suitability, and security. All other conditions of the Site shall be the responsibility of CLIENT, including, but not limited to, access, use, control, parking and general safety with respect to the public, CLIENT personnel and other contractors.

2. **Time and Place** - The Production shall take place on **December 5, 2024**, at approximately **7:00 PM**, at **vacant block on Walla Walla University Property, 4th St. SW and Bade Ave., College Place, WA**. Site.

3. **Fees, Interest, and Expenses** -

3.1 **Fee** - CLIENT agrees to pay PYRO a fee of **\$5,800.00 USD (FIVE THOUSAND EIGHT HUNDRED DOLLARS)** ("Fee") for the Production. CLIENT shall pay to PYRO an initial payment ("Initial Payment") equal to 50 % of the Production Fee **\$2,900.00 USD (TWO THOUSAND NINE HUNDRED DOLLARS)** plus estimated permit and standby fees, and other regulatory costs approximated at **\$00.00**, for a total of **\$2,900.00**, upon the execution of this Agreement by both parties but no later than **October 30, 2024**. The Initial Payment is a partial payment toward the preproduction services and costs set forth in the Scope of Work ("Preproduction Services and Costs"). The balance of the Fee shall be paid no later than **December 6, 2024**. CLIENT authorizes PYRO to receive and verify credit and financial information concerning CLIENT from any agency, person or entity including but not limited to credit reporting agencies. The "PRICE FIRM" date, the date by which the executed Agreement must be delivered to Pyro, is set forth in paragraph 20.

3.2 **Interest** - In the event that the Fee is not paid in a timely manner, CLIENT will be responsible for the payment of 1.5% interest per month or 18% annually on the unpaid balance. If litigation arises out of this Agreement, the prevailing party shall be entitled to reasonable costs incurred in connection with the litigation, including, but not limited to attorneys' fees.

3.3 **Expenses** - PYRO shall pay all normal expenses directly related to the Production including freight, insurance as outlined, pyrotechnic products, pyrotechnic equipment, experienced pyrotechnic personnel to set up and discharge the pyrotechnics and those additional items as outlined as PYRO's responsibility in the Scope of Work. CLIENT shall pay all costs related to the Production not supplied by PYRO including, but not limited to, those items outlined as CLIENT's responsibility in this Agreement and Scope of Work.

4. **Proprietary Rights** - PYRO represents and warrants that it owns all copyrights, including performance rights, to this Production, except that PYRO does not own CLIENT-owned material or third-party-owned material that has been included in the Production, and as to such CLIENT-owned and third-party-owned material, CLIENT assumes full responsibility therefore. CLIENT agrees that PYRO shall retain ownership of, and all copyrights and other rights to, the Production, except that PYRO shall not acquire or retain any ownership or other rights in or to CLIENT-owned material and third-party-owned material and shall not be responsible in any way for such material. If applicable, CLIENT consents to the use of CLIENT-owned material and represents that it has or will obtain any permission from appropriate third parties sufficient to authorize public exhibition of any such material in connection with this Production. PYRO reserves the ownership rights in its trade names that are used in or are a product of the Production. Any reproduction by sound, video or other duplication or recording process without the express written permission of PYRO is prohibited.

5. **Safety** - PYRO and CLIENT shall each comply with applicable federal, state and local laws and regulations and employ safety programs and measures consistent with recognized applicable industry standards and practices. At all times before and during the Production, it shall be within PYRO's sole discretion to determine whether or not the Production may be safely discharged or continued. It shall not constitute a breach of this Agreement by PYRO for fireworks to fail or malfunction, or for PYRO to determine that the Production cannot be discharged or continued as a result of any conditions or circumstances affecting safety beyond the reasonable control of PYRO.

6. **Security** - CLIENT shall provide adequate security personnel, barricades, and Police Department services as may be necessary to preclude individuals other than those authorized by PYRO from entering an area to be designated by PYRO as the area for the set-up and discharge of the Production, including a fallout area satisfactory to PYRO where the pyrotechnics may safely rise and any debris may safely fall. PYRO shall have no responsibility for monitoring or controlling CLIENT's other contractors, providers or volunteers; the public; areas to which the public or contractors have access; or any other public or contractor facilities associated with the Production.

7. **Cleanup** - PYRO shall be responsible for the removal of all equipment provided by PYRO and clean up of any live pyrotechnic debris made necessary by PYRO. CLIENT shall be responsible for any other clean up which may be required of the Production or set-up, discharge and fallout areas including any environmental clean-up.

8. **Permits** - PYRO agrees to apply for permits for the firing of pyrotechnics only from the College Place Fire Department, FAA, and USCG, if required. CLIENT shall be responsible for any fees associated with these permits including standby fees. CLIENT shall be responsible for obtaining any other necessary permits, paying associated fees, and making other appropriate arrangements for Police Departments, other Fire Departments, road closures, event/activity or land use permits or any permission or permit required by any Local, Regional, State or Federal Government.

9. **Insurance** - PYRO shall at all times during the performance of services herein ensure that the following insurance is maintained in connection with PYRO's performance of this Agreement: (1) commercial general liability insurance, including products, completed operations, and contractual liability under this Agreement; (2) automobile liability insurance, (3) workers' compensation insurance and employer liability insurance. Such insurance is to protect CLIENT from claims for bodily injury, including death, personal injury, and from claims of property damage, which may arise from PYRO's performance of this Agreement, only. The types and amounts of coverage shall be as set forth in the Scope of Work. Such insurance shall not include claims which arise from CLIENT's negligence or willful conduct or from failure of CLIENT to perform its obligations under this Agreement, coverage for which shall be provided by CLIENT.

The coverage of these policies shall be subject to reasonable inspection by CLIENT. Certificates of Insurance evidencing the required general liability coverage shall be furnished to CLIENT prior to the rendering of services hereunder and shall include that the following are named as additionally insured: CLIENT; Sponsors, Landowners, Barge Owners, if any; and Permitting Authorities, with respect to the operations of PYRO at the Production. Pyrotechnic subcontractors or providers, if any, not covered under policies of insurance required hereby, shall secure, maintain and provide their own insurance coverage with respect to their respective operations and services.

10. **Indemnification** - PYRO represents and warrants that it is capable of furnishing the necessary experience, personnel, equipment, materials, providers, and expertise to produce the Production in a safe and professional manner. Notwithstanding anything in this Agreement to the contrary, PYRO shall indemnify, hold harmless, and defend CLIENT and the additional insureds from and against any and all claims, actions, damages, liabilities and expenses, including but not limited to, attorney and other professional fees and court costs, in connection with the loss of life, personal injury, and/or damage to property, arising from or out of the Production and the presentation thereof to the extent such are occasioned by any act or omission of PYRO, their officers, agents, contractors, providers, or employees. CLIENT shall indemnify, hold harmless, and defend PYRO from and against any and all claims, actions, damages, liability and expenses, including but not limited to, attorney and other professional fees and court costs in connection with the loss of life, personal injury, and/or damage to property, arising from or out of the Production and the presentation thereof to the extent such are occasioned by any act or omission of CLIENT, its officers, agents, contractors, providers, or employees. In no event shall either party be liable for the consequential damages of the other party.

11. **Limitation of Damages for Ordinary Breach** - Except in the case of bodily injury and property damage as provided in the insurance and indemnification provisions of Paragraphs 9 and 10, above, in the event CLIENT claims that PYRO has breached this Agreement or was otherwise negligent in performing the Production provided for herein, CLIENT shall not be entitled to claim or recover monetary damages from PYRO beyond the amount CLIENT has paid to PYRO under this Agreement, and shall not be entitled to claim or recover any consequential damages from PYRO including, without limitation, damages for loss of income, business or profits.

12. **Force Majeure** - CLIENT agrees to assume the risks of weather, strike, civil unrest, terrorism, military action, governmental action, and any other causes beyond the control of PYRO which may prevent the Production from being safely discharged on the scheduled date, which may cause the cancellation of any event for which CLIENT has purchased the Production, or which may affect or damage such portion of the exhibits as must be placed and exposed a necessary time before the Production. If, for any such reason, PYRO is not reasonably able to safely discharge the Production on the scheduled date, or at the scheduled time, or should any event for which CLIENT has purchased the Production be canceled as a result of such causes, CLIENT may (i) reschedule the Production and pay PYRO such sums as provided in Paragraph 13, or (ii) cancel the Production and pay PYRO such sums as provided in Paragraph 14, based upon when the Production is canceled.

13. **Rescheduling Of Event** - If CLIENT elects to reschedule the Production, PYRO shall be paid the original Fee plus all additional expenses made necessary by rescheduling plus a 15% service fee on such additional expenses. Said expenses will be invoiced separately and payment will be due in full within 5 days of receipt. CLIENT and PYRO shall agree upon the rescheduled date taking into consideration availability of permits, materials, equipment, transportation and labor. The Production shall be rescheduled for a date not more than 90 Days subsequent to the date first set for the Production. The Production shall not be rescheduled to a date, or for an event, that historically has involved a fireworks production. The Production shall not be rescheduled between June 15th and July 15th unless the original date was July 4th of that same year, or between December 15th and January 15th unless the original date was December 31st of the earlier year unless PYRO agrees that such rescheduling will not adversely affect normal business operations during those periods.

14. **Right To Cancel** - CLIENT shall have the option to unilaterally cancel the Production prior to the scheduled date. If CLIENT exercises this option, CLIENT agrees to pay to PYRO, as liquidated damages, the following percentages of the Fee as set forth in Paragraph 3.1. 1) 50% if cancellation occurs 30 or more days prior to the scheduled date, 2) 75% if cancellation occurs 15 to 29 days prior to the scheduled date, 3) 100% thereafter. In the event CLIENT cancels the Production, it will be impractical or extremely difficult to fix actual amount of PYRO's damages. The foregoing represents a reasonable estimate of the damages PYRO will suffer if CLIENT cancels the Production.

15. **No Joint Venture** - It is agreed, nothing in this Agreement or in PYRO's performance of the Production shall be construed as forming a partnership or joint venture between CLIENT and PYRO. PYRO shall be and is an independent contractor with CLIENT and not an employee of CLIENT. The Parties hereto shall be severally responsible for their own separate debts and obligations and neither Party shall be held responsible for any agreements or obligations not expressly provided for herein.

16. **Applicable Law** - This Agreement and the rights and obligations of the Parties hereunder shall be construed in accordance with the laws of California. It is further agreed that the Central Judicial District of San Bernardino County, California, shall be proper venue for any such action. In the event that the scope of the Production is reduced by authorities having jurisdiction or by either Party for safety concerns, the full dollar amounts outlined in this Agreement are enforceable.

17. **Notices** - Any Notice to the Parties permitted or required under this Agreement may be given by mailing such Notice in the United States Mail, postage prepaid, first class, addressed as follows: PYRO - Pyro Spectaculars North, Inc., P.O. Box 2329, Rialto, California, 92377, or for overnight delivery to 3196 N. Locust Avenue, Rialto, California 92377. CLIENT - City of College Place, 625 S. College Ave., College Place, WA 99324.

Pyro Spectaculars North, Inc.
5301 Lang Avenue
McClellan, CA 95652
Tel: 909-355-8120 :: Fax: 909-355-9813

City of College Place
Program A
December 5, 2024
Page 3 of 4

18. **Modification of Terms** – All terms of the Agreement are in writing and may only be modified by written agreement of both Parties hereto. Both Parties acknowledge they have received a copy of said written Agreement and agree to be bound by said terms of written Agreement only.

19. **Severability** – If there is more than one CLIENT, they shall be jointly and severally responsible to perform CLIENT's obligations under this Agreement. This Agreement shall become effective after it is executed and accepted by CLIENT and after it is executed and accepted by PYRO at PYRO's offices in Rialto, California. This Agreement may be executed in several counterparts, including faxed and emailed copies, each one of which shall be deemed an original against the Party executing same. This Agreement shall be binding upon the Parties hereto and upon their heirs, successors, executors, administrators and assigns.

20. **Price Firm** – If any changes or alterations are made by CLIENT to this Agreement or if this Agreement is not executed by CLIENT and delivered to PYRO on or before the PRICE FIRM date shown below, or if the Initial Payment is not paid on or before the due date, then the price, date, and scope of the Production are subject to review and acceptance by PYRO for a period of 15 days following delivery to PYRO of the executed Agreement. In the event it is not accepted by PYRO, PYRO shall give CLIENT written notice, and this Agreement shall be void.

PRICE FIRM through October 30, 2024
EXECUTED AGREEMENT MUST BE DELIVERED TO PYRO BY THIS DATE.
See PRICE FIRM conditions, paragraph 20, above.

EXECUTED as of the date first written above:

PYRO SPECTACULARS NORTH, INC.

City of College Place

By: 

Its: Vice President

Date: 10/11/24

By: 

City Administrator

Its: _____

Michael Rizzitiello

Print Name

Date: 10-16-2024

SHOW PRODUCER: Rich Vaughan

SCOPE OF WORK
PYRO SPECTACULARS NORTH, INC. ("PYRO")
and
City of College Place ("CLIENT")

Pyro shall provide the following goods and services to CLIENT:

- One Pyro Spectaculars North, Inc., Production on **December 5, 2024**, at approximately **7:00 PM** at **vacant block on Walla Walla University Property, 4th St. SW and Bade Ave. SW., College Place, WA.**
- All pyrotechnic equipment, trained pyrotechnicians, shipping, and pyrotechnic product.
- Preproduction Services and Costs for the Production, including advance acquisition of materials and products; design, engineering, programming, handling, staging, storage, and maintenance of products, props, and systems; preparation of drawings, diagrams, listings, schedules, inventory controls, choreography, and computer code; picking, packing, labeling, staging, and loading of equipment, materials, and systems; transportation, and logistics and crew scheduling and support; explosive storage magazines with legally mandated distances, surfaces, security, housekeeping, and access controls; and necessary and appropriate vehicles, including legally mandated insurance, including MCS90 explosives transportation coverage, parking, security, and maintenance.
- Application for specific pyrotechnic permits relating to the Production.
- Insurance covering the preproduction and Production as set forth in the Agreement with the following limits:

<u>Insurance Requirements</u>	<u>Limits</u>	
<u>Commercial General Liability</u>	\$3,000,000.00	Combined Single Limit- Each Occurrence (Bodily Injury & Property Damage)
<u>Business Auto Liability- Owned, Non-Owned and Hired Autos</u>	\$5,000,000.00	Combined Single Limit- Each Occurrence (Bodily Injury & Property Damage)
<u>Workers' Compensation</u>	Statutory	
<u>Employer Liability</u>	\$1,000,000	Per Occurrence

CLIENT shall provide to PYRO the following goods and services:

- All on-site labor costs, if any, not provided or performed by PYRO personnel including, but not limited to, local union requirements, all Site security, Police and Fire Dept. standby personnel, stagehands, electricians, audio and fire control monitors, carpenters, plumbers, clean-up crew. All these additional personnel and services shall be fully insured and the sole responsibility of CLIENT.
- Coordination and any applicable non-pyrotechnic permitting with the local, state or federal government that may hold authority within the Production.
- Costs of all permits required for the presentation of the Production and the event as a whole.
- Provision of a Safety Zone in accordance with applicable standards and all requirements of the authorities having jurisdiction throughout the entire time that the pyrotechnics are at the Site or the load site (if different) on the date of the Production and all set-up and load-out dates, including water security to keep unauthorized people, boats, etc. from entering the Safety Zone.
- General Services including, but not limited to, Site and audience security, fencing, adequate work light, dumpster accessibility, a secure office for PYRO personnel within the venue, secure parking for PYRO vehicles, access to washrooms, tents, equipment storage, hazmat storage, electrical power, fire suppression equipment, access to worksites, necessary credentialing, etc., will be required as necessary.



FREE!

COLLEGE PLACE TRUNK OR TREAT

THURSDAY, OCTOBER 31ST

3:00PM-6:00PM

CITY MUNICIPAL COMPLEX
625 S COLLEGE AVENUE



Winter Fest

& LIGHTED PARADE!

THURSDAY, DECEMBER 5TH, 2024

3-6PM

Vendors, Food, Activities, & Santa!

College Place Fire Station
629 S College Avenue

5:45PM

Tree Lighting with Mayor Hernández!

College Place City Hall
625 S College Avenue

6:00PM

Lighted Parade!

College Avenue:
10th Street to Whitman Drive

7:00PM

Firework Show!

The old Roger's School location
SW 4th and Bade



GINGERBREAD HOUSE COMPETITION



AT THE COLLEGE PLACE
WINTER FEST BAZAAR!

DEC

5

3 - 6 PM

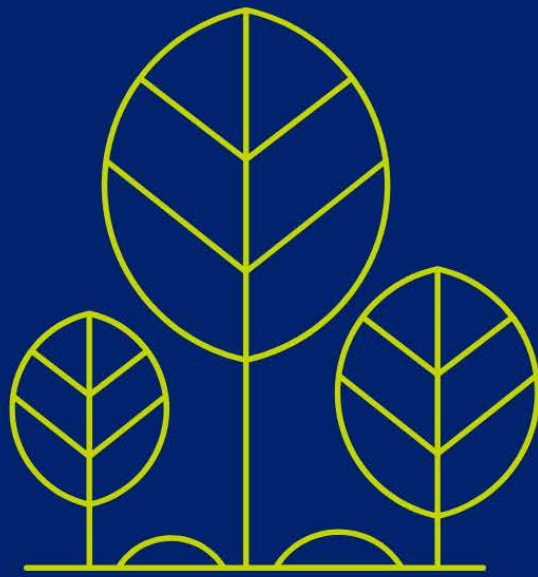


Gingerbread Houses are to be dropped off in complete condition to be on display during the College Place Winter Fest Bazaar.

- While all elements should be edible, nothing will be tasted.
- Attendees will vote on their favorites!
- Prizes for each age group!
- Thanks to College Place Walmart, free gingerbread house kits will be available at City Hall beginning November 20th. While supplies last!
- All participants must register by December 2nd.

AGE GROUPS:
TOTS (2-5)
KIDS (6-12)
TEENS (13-17)
ADULTS (18+)





Downtown

College Place



Downtown

College Place

Info Meeting

Who: People/Parties interested in forming a Downtown Non-Profit Organization in College Place

When: November 19, 2024 @9AM

Where: 625 S. College Ave 99324



COMMUNITY DESIGN & BRANDING

Establish and enhance College Place's unique brand of Tranquility, Safety, and Wellness to include:

- Sunflowers
- Trees
- Fountains
- Public Art

1



BUSINESS DEVELOPMENT & ECONOMIC VITALITY

- Shop Local Campaigns
- Business and Brand Awareness
- Event Support
- Training and Networking Opportunities
- Attracting complementary businesses to College Place

2



ORGANIZE TO BENEFIT COLLEGE PLACE

- Find & Manage Grant Funding
- Keep B&O Tax local
- Main Street Tax Credit
- Administer Community Support Programs
- Manage Volunteers
- Business Development, Mentorship, and Support
- NPO Development, Mentorship, and Support

3



TOURISM DEVELOPMENT & PROMOTION

- Promote College Place's healthy, peaceful identity
- Develop annual event celebrating College Place
- Promote locally-owned businesses & brands
- Develop Agritourism
- CoWalla Creative District
- Create event celebrating Olympian Kenneth Rooks

4

Downtown
College Place

www.cpwa.us

The City of College Place is seeking to assist a passionate group of individuals in forming a downtown non-profit organization, tentatively named Downtown College Place or DCP, serving businesses in College Place using the Main Street Approach. The City of College Place wishes to stimulate promotion of our unique cultural values and cityscape, and to support downtown College Place business owners with the Main Street Tax Credit Program.

Thanks to the influence of Walla Walla University, College Place was literally built around a university in the downtown. Walla Walla University championed a lifestyle of community service, healthy living, higher education, shared purpose, and outdoor recreation. The historic campus attracted residents and businesses that shared the same values, resulting today in a downtown district that caters to holistic health and vibrant wellness: massage therapists, chiropractors, salons, dentists, acupuncturists, locally-sourced food, healthy eateries, and coffee in its many glorious forms.

According to community surveys and regional tourism efforts, the top three things that residents appreciate about living here are public safety, parks, and economic and residential growth. The City of College Place intends to amplify those qualities as growth continues, as well as to honor and preserve the spirit and history of College Place that led us to where we are today.

To catalyze this effort, the City of College Place is offering to provide a reliable and accessible meeting space for the organization, predictable annual financial support, mentorship, assistance with the IRS 501 (c)3 application, legal structuring, hiring of an Executive Director, and guidance on compliance and governance. Downtown College Place will have four committees in compliance with Washington Main Street's Main Street Approach and, eventually, a Board of Directors and an Executive Director.

The activities listed on the front of this flyer are some of the projects the organization will work on collaboratively with the City. The goal of this first meeting is to gauge public interest and build a coalition to spearhead the organization.

The City invites all interested people and parties to a meeting in the Marge Nyhagen Council Chambers at the City of College Place Municipal Campus (625 S. College Avenue, College Place, WA, 99324) on November 19 from 9-10AM.

For more information, contact Maryelizabeth Garcia at mgarcia@cpwa.us



Downtown
College Place



Downtown

College Place

City of College Place: Development Activity - November 2024				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Jersey Mike's	Fast Food Restaurant	Meadowbrook	- Sept 2023 Another fast food sandwich tenant will go in space next to Chipotle. - Dec 2023 Awaiting building permit app. - May 2024 Getting building plan submittals. - June 2024 Filed Sign Permit. - October 2024 Aiming for Thanksgiving opening.	ICSC Las Vegas
WalMart	BigBox	Meadowbrook	- July 2024 Filed permits to repave parking lot, renovate store, and do generate site improvements. - September 2024 Renovations in process. - October 2024 Parking lot repaved. Addition for grocery pickup. - November 2024 Grand reopening was held on Friday, October 25th.	Walmart
Project Tom	Car Wash	Meadowbrook	- June 2024 Interested in Meadowbrook sites. - November 2024 Pursuing option agreement for a site.	ICSC Las Vegas

Project Murph	Gas Station	Meadowbrook	- June 2024 Interested in establishing gas station in outlot of Walmart. - August 2024 Getting permission from corporate. - Nov 2024 Will likely move forward after Walmart renovation elements are complete.	ICSC Las Vegas
Project Palouse	Commercial Developer	South College Avenue	- June 2024 Interested in partnering with Lakeside and buying properties along South College (south of Mojonnier) - November 2024 Continuing due diligence.	ICSC Las Vegas
Project Cobble	Hotel	Whitman & Myra	- November 2023 Hotelier working out development agreement with property owner. Still trying to hammer out road access. - February 2024 Still working out development agreement. - May 2024 Purchase and Sale agreement in place. Dependent upon roundabout. - September 2024 Gave them new Hotel Study. Going after TIB roundabout grant. - November 2024 Awaiting announcement from TIB about roundabout grant.	ICSC Las Vegas
Project LK	Senior Assisted Living	Myra & Garrison Village Way	- November 2024 Assisted Living operator interested in buying vacant parcel on northwest corner for development of senior village.	Developer on another project in town.

Project Bullseye	Big Box	Whitman & Myra	- March 2024 Option agreement exists. - November 2024 Tied to project Cobble and its success.	ICSC Las Vegas
Project OPH	Breakfast Restaurant	Whitman & Myra	- November 2023 Option for breakfast restaurant. Dependent upon hotel. -March 2024 Signed agreement based on hotel coming in adjacent. -November 2024 Tied to Project Cobble.	Property Owner.
Project DE	Brunch Restaurant	Meadowbrook	- June 2024 Interested in serving market. - September 2024 Doing site evaluations. - November 2024 Awaiting Myra porkchop removal before making offer.	ICSC Las Vegas
Project Y	Grocer	Whitman & Myra	- December 2023 option for regional grocer at play. - June 2024 Is going to Board of Company for site approval. -November 2024 On back burner for now. Operator is trying to sell store up in Spokane area and use funds to do new store here. In process.	Cold Call
Project MP	Hotel	Meadowbrook	- August 2024 Doing due diligence. - November 2024 Getting together investors.	ICSC Las Vegas

Project Smile	Industrial	West Whitman Drive	- November 2024 Due diligence on warehousing and production.	Cold Call
Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- June 2024 Continue monitoring progress of Lakeside development before making decision. - November 2024 Evaluating property near SR 125 and College.	ICSC Las Vegas
Project Flight	Aerospace	Martin Airfield	- Nov 2023 Project is now annexed into the City. Working with property owner on future planning. - August 2024 Working with developer via State CERB Grant for infrastructure planning. - November 2024 Aiming to have study completed by end of year.	Property owner.
Project Lawn	Lawn care	Commercial Drive	- August 2024 Headquarters for a small lawn care business. Working through submission issues with site engineer. - October 2024 Going through last markups. - November 2024 Awaiting pull of building permit.	Property owner.
Residential				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- - Dec 2022 Wise size development got moved to next Spring. - Nov 2024 Will start to develop wise size once done with Avery Estates in WW.	Hayden Homes has owned property for the last decade.

NW Residential	20 Apartments	SW Oakwood Pl off of SW 6th	- June 2024 Going through entitlement process. - July 2024 Company decided to buy eight homes on market in town to rehab and will be putting site with plans up for sale. - November 2024 Now group is looking at reengaging on development likely early next year.	NW Residential Properties
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. - Nov 2022 Revizing development plans. Likely will develop in 2023. - June 2024 Getting last minute additional financing to make reality. - September 2024 - Under deadline by end of September to get something out of the ground to fall in old building codes. - October 2024 Purchased permitting for first structure.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.

Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - April 2021 Awaiting final engineering drawings. - Dec 2022 Project appears to be on ice for now. Tad asked about vesting rights. - Feb 2024 Talked to developer. Expecting dirt to be turned this year. -August 2024 Buildings are being built. - October 2024 In Construction.	Property owner.
Lakeside/College Holdings Development	Single & Multi-Family	197 Mojonnier Rd	-August 2024 Expecting Master Planned Development application is planned for July 2024. Engineering on East-West Rd has started. - September 2024 Master Planned Development Application filed. Staff reviewing. - October 2024 Master Planned Development Application deemed incomplete. Asked for additional info.	Property owner.

Villages at Garrison Creek Phase 11 and 13	Single Family	Villages at Garrison Creek development.	- December 2021 Received submittal for 72 lot single family in vacant middle donut hole to finish up development. - Sept 2023 Engineer for developer is working on site issues. - Dec 2023 Expecting infrastructure to go in soon. - May 2024 Infrastructure being installed. -October 2024 Still working on site infrastructure. - November 2024 Getting ready to file plats.	Property developer.
Deer Meadows Subdivision	Townhome	SW 12th	- December 2021 Developer Jeff Kelly out of Tri Cities is planning townhomes for site purchased from Marc Maiuri - Sept 2022 SEPA out now. 13 lot subdivision proposed by Jeff Kelly out of Pasco. - October 2022 Hearing Examiner meeting held. - December 2022 Going through final entitlements. - February 2023 Planning for a Summer start. - May 2024 Have turned in plans for grading permits. - October 2024 No Update.	Developer

Martin Airfield/Tarrgon Development	Airfield Update, Flex Facilities, Residential	West Whitman Drive	- Feb 2024 Project is now annexed into the City. Working with property owner on future planning. - May 2024 Martin Airfield study is starting. - July 2024 Working with City on area study. Also, Tarragon bought Hinshaw Ranch property. - October 2024 Working with City on Airfield area study.	Developer
Project Dairy	Residential	West Whitman Drive	- August 2024 Discussions with land owner about possible inclusion into UGA next time it opens for residential.	Land Owner
Project Sod	Residential	Wallua Avenue	- August 2024 Property owners wants to do affordable housing. Wants into UGA next time it opens up.	Land Owner

Salerno Estates	Single Family Homes	359 SW 12th	- May 2023 Had public comment period for this development. 8 homes on approximately half acres. Reviewing comments and finalizing conditions of approval. - June 2023 Site plans approved. Past appeal period. - Dec 2023 Working with developer on issues. - Feb 2024 Infrastructure plans getting turned in. - March 2024 Expecting construction to start soon. - May 2024 Working on site utilities. - August 2024 Working on area utilities. - November 2024 Continuing development.	Developer
-----------------	---------------------	-------------	--	-----------