

Wednesday, February 16, 2022
College Place Youth Advisory Commission - Electronic Meeting

4:00 PM
Youth Advisory Commission

Zoom Attendee Link: <https://us06web.zoom.us/j/82638401568>

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

Or you may call this number to listen: 1-669-900-9128 ID# 826 3840 1568
Phone controls: *6 - toggle munt/un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order - Chair calls the meeting to order.
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Members:

Walla Walla University Representatives:

- Aaron Leek
- Annaliese Grellmann

College Place High School Representatives:

- Azaiah Garcia
- Eli Durand

Walla Walla Valley Academy Representatives:

- Emma Dodds
- Caleb Meyer

Staff:

Mike Rizzitiello - Administrator

Lisa R. Neissl - City Clerk

Sherri St.Clair - Deputy City Clerk

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for February 16, 2022
Meeting :	Feb 16, 2022 - College Place Youth Advisory

Category : 2. CONSENT AGENDA
Access : Public
Type : Action (Consent)

Consent

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

Subject : 2.02 Approve Minutes from January 19, 2022
Meeting : Feb 16, 2022 - College Place Youth Advisory
Commission - Electronic Meeting
Category : 2. CONSENT AGENDA
Access : Public
Type : Action (Consent), Minutes

File Attachments

[2022-01-19_YAC_Minutes_Draft_BoardDocs® LT Plus.pdf \(715 KB\)](#)

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 several items for approval of the Committee by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Committee 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 Committee member.

Meeting : Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting

Category : 2. CONSENT AGENDA

Access : Public

Type : Action (Consent), Procedural

Recommended Action :

Motion to approve 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. PRESENTATIONS-None

4. ACTION ITEMS-None.

5. REPORTS

Subject :	5.01 Lions Park Renovation Update - Mr. Rizzitiello
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	5. REPORTS
Access :	Public
Type :	Discussion, Information

Public Content

The City and its Park, Arbor, and Recreation Board have been working towards making the Lions Park project a reality since 2018.

Mike Rizzitiello will go over grants received including the new one from State Department of Ecology for over \$800,000 for pond/parking lot improvements.

File Attachments

[SitePlan_MockUps.pdf \(3,282 KB\)](#)

[College Place CC_Concept 10.1.21.pdf \(5,143 KB\)](#)

[Ecology_Grants.pdf \(264 KB\)](#)

[Lions Pond Design Report.pdf \(1,642 KB\)](#)

[Lions Pond Preliminary Plans.pdf \(4,956 KB\)](#)

[LionsPark_PotentialGrantOpportunities.pdf \(960 KB\)](#)

Subject :	5.02 Assumption of Private Autumn Meadows HOA Infrastructure Under Petition Method within CPMC 3.22 Assumption of Private Infrastructure - Mr. Rizzitiello
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	5. REPORTS
Access :	Public
Type :	Discussion, Information

Public Content

Discussion with Youth Advisory Commission about what amenities should be on new park property being inherited with Autumn Meadows infrastructure acquisition by City.

The Autumn Meadows subdivision dates from the mid to late 1990s. The HOA for the subdivision owns the private park, several stormwater conveyances, SE Falbo Drive, and all of the cul-de-sacs.

The Autumn Meadows subdivision HOA has followed the process cited in College Place Municipal Code 3.22 Assumption of Private Infrastructure & 3.20 Creation of Local Improvement Districts to divest themselves of private ownership of the park property, storm conveyances, and private roads. To understand the costs of this, a engineering report was commissioned by the HOA and done by third-party engineer TD&H. Page 31 in the report goes over depreciated value of assets as well as cost of improvement. Depreciated value is \$123,664. The cost to correct is \$324,620. This leaves a value to the HOA to pay the City of \$200,956. This will be done through a combination of existing fiscal assets the HOA has as well as the creation of a LID.

The full report was accepted Autumn Meadows Homeowners Association (HOA) Board and its members as indicated by the associated signed petitions. The Park, Arbor, and Recreation Board during its August 19th, 2021 meeting voted to recommend the City obtain the private park property on SE Newgate Drive as part of the deal. If Council approves this the HOA would deed over the assets, give what they see fit from their bank account, and the remainder would be paid for via the creation of a Local Improvement District that would be guaranteed by the members within the subdivision.

Other areas in town have similar issues to this HOA with private infrastructure and might come up us in the future under CPMC 3.22 & CPMC 3.20. For situational awareness, areas that have Home Owners Associations with private infrastructure (water, sewer, streets, etc) include the following:

- Villages at Garrison Creek
- West Half of Sunset Villa (West of Westfair Avenue)
- Whitman PUD
- NE Tulip Lane
- NE Sedona Ln
- NE Cottonwood Ln
- NE Beechwood Ln
- NE Ash Ave (Rose to C)
- NW Schnabel Ln
- NW Laurella Ln
- NW Ruby Ln
- SE Vintage Way
- SE Tuscany Dr

File Attachments

[L20-053 Deficiency Analysis for Autumn Meadows REPORT ONLY.pdf \(5,966 KB\)](#)
[PrivateParkMap.jpg \(90 KB\)](#)

Subject :	5.03 Summer Experiences and Enrichment for Kids (SEEK) Grant - Mr. Rizzitiello
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	5. REPORTS
Access :	Public
Type :	Discussion, Information

Public Content

City staff will discuss three youth recreation programs being funded with SEEK grants.

The City was awarded over \$200,000 from the State to augment youth recreation activities this summer.

File Attachments

[College Place Public Schools SEEK Grant Application Narrative.pdf \(51 KB\)](#)

[Kiwanis Park Summer Day Camp.pdf \(155 KB\)](#)

[ProjectCostsWorksheet2022_SonBridgeFinal.pdf \(148 KB\)](#)

Subject :	5.04 Discussion on Sidewalk Gap Priorities - Mr. Rizzitiello
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	5. REPORTS
Access :	Public
Type :	Discussion, Information

Public Content

Discussion on priorities for sidewalk gaps in the City.

File Attachments

[GIS_Printoutpdf_Transportation_SidewalkGaps.pdf \(4.442 KB\)](#)

6. CLOSING ITEMS

Subject :	6.01 Date Change for March Meeting
Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Action
Recommended Action :	Motion to move the March meeting to Wednesday, the 23rd instead of the 16th.

Public Content

The City Clerk Department will be out of town for training the week of March 14 - 18. Therefore, we respectfully request the March YAC meeting be postponed by one week.

Subject :	6.02 Adjourn - Motion to adjourn the meeting.
-----------	---

Meeting :	Feb 16, 2022 - College Place Youth Advisory Commission - Electronic Meeting
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Procedural

College Place Youth Advisory Commission - Electronic Meeting (Wednesday, January 19, 2022)

Generated by Sherri St Clair on Wednesday, January 19, 2022

1. OPENING ITEMS

Procedural: 1.01 Call To Order

Chair Grellman called the meeting to order at 4:11 PM

Information, Procedural: 1.02 Roll Call

PRESENT:

Commission
Members

Azaiah Garcia – College Place High School representative;
Aaron Leek – Walla Walla University representative – arrived at 4:10 PM ;
Annaliese Grellmann – Walla Walla University representative

Staff

Police Chief, Troy Tomaras
Deputy City Clerk, Sherri St. Clair
City Clerk, Lisa R. Neissl

MEMBERS EXCUSED:

MEMBERS ABSENT:

Eli Durand – College Place High School representative;
Emma Dodds – Walla Walla Valley Academy representative;
Caleb Meyer – Walla Walla Valley Academy representative

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for January 19, 2022

Member Leek made a motion to approve the agenda for January 19, 2022. Second by Member Garcia and the motion passed 3-0.

Action (Consent), Minutes: 2.02 Approve Minutes from November 17, 2021

Member Garcia made a motion to approve the minutes from November 17, 2022. Second by Member Leek and the motion passed 3-0.

3. PRESENTATIONS

Discussion, Information: 3.01 Discussion with College Place Police Chief, Troy Tomaras

Police Chief Tomaras presented an overview of the College Place Police Department including its history, departments, staff, and services. Discussion ensued.

4. ACTION ITEMS-NONE**5. REPORTS-NONE****6. CLOSING ITEMS**

Procedural: 6.01 Adjourn

Member Garcia made a motion to adjourn the meeting at 4:50 PM. Second by Member Leek and, with no objection, the meeting adjourned.

Approved:

Annaliese Grellman - Chair

Attest:

Sherri St. Clair – Deputy City Clerk

The foregoing minutes are the official record of the Youth Advisory Commission meeting that occurred January 19, 2022. Further detail may be obtained by reviewing the actual audio recording made during this session.

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

NORTH PARKING LOT

PARK SIGN

CENTRAL ENTRANCE
WITH SCULPTURE

GARRISON CREEK

PLAY AREA ENTRANCE

SPLASH PAD

NATURE PLAY AREA

RESTROOM

PICNIC SHELTER

BASEBALL BACKSTOP

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

FUTURE TRAIL
CONNECTION

FISHING DOCK
WITH ADA ACCESS

FISHING POND

NORTH

*NOT TO SCALE

LION'S PARK RENOVATIONS - PLAN VIEW





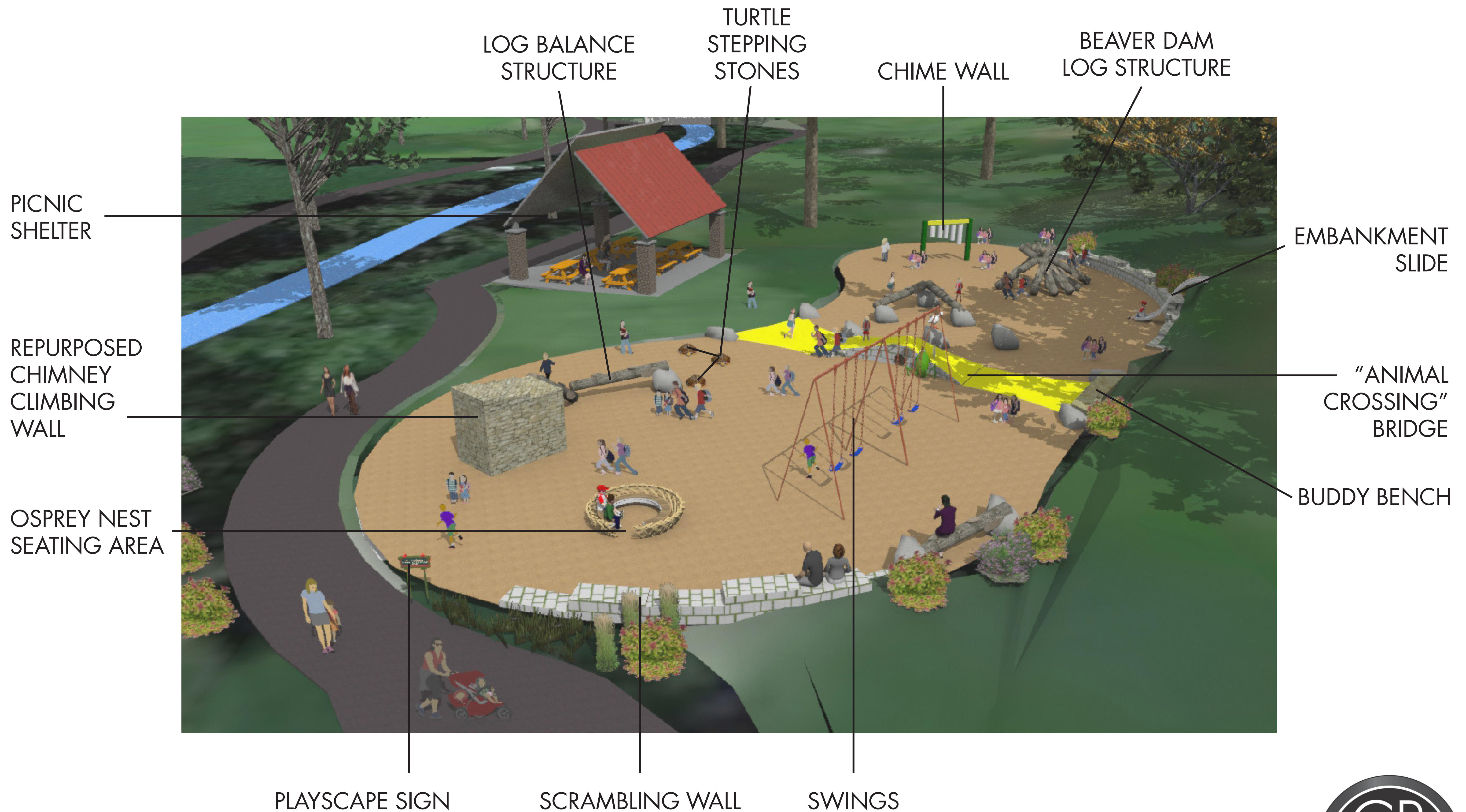
RECREATION PATHWAY

FISHING PLATFORM

FISHING POND

LION'S PARK RENOVATIONS - FISH POND





LION'S PARK RENOVATIONS - PLAYGROUND





LION'S PARK RENOVATIONS - PLAYGROUND



EMBANKMENT
SLIDE

BEAVER DAM
LOG STRUCTURE

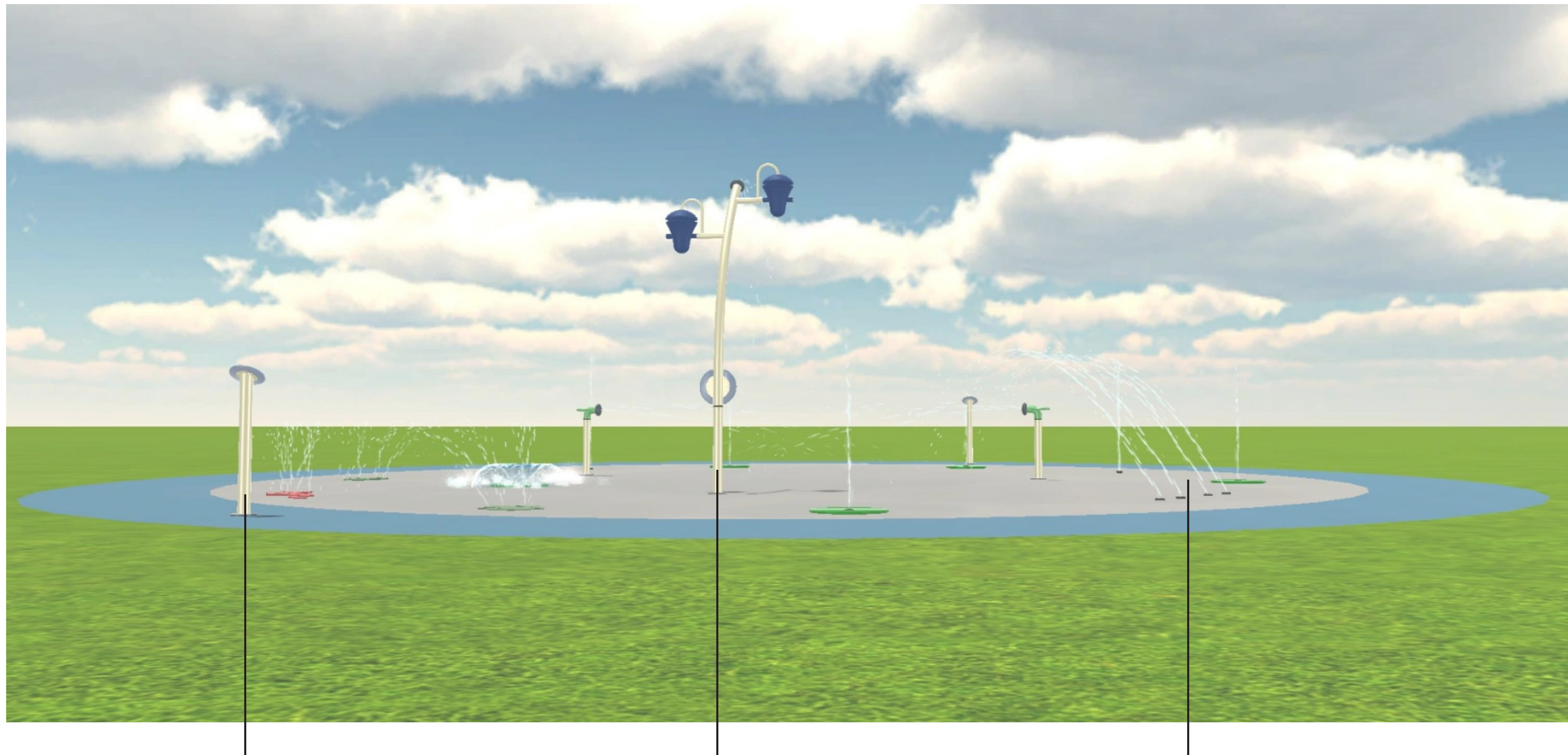
CHIME WALL



SCRAMBLING WALL

LION'S PARK RENOVATIONS - PLAYGROUND





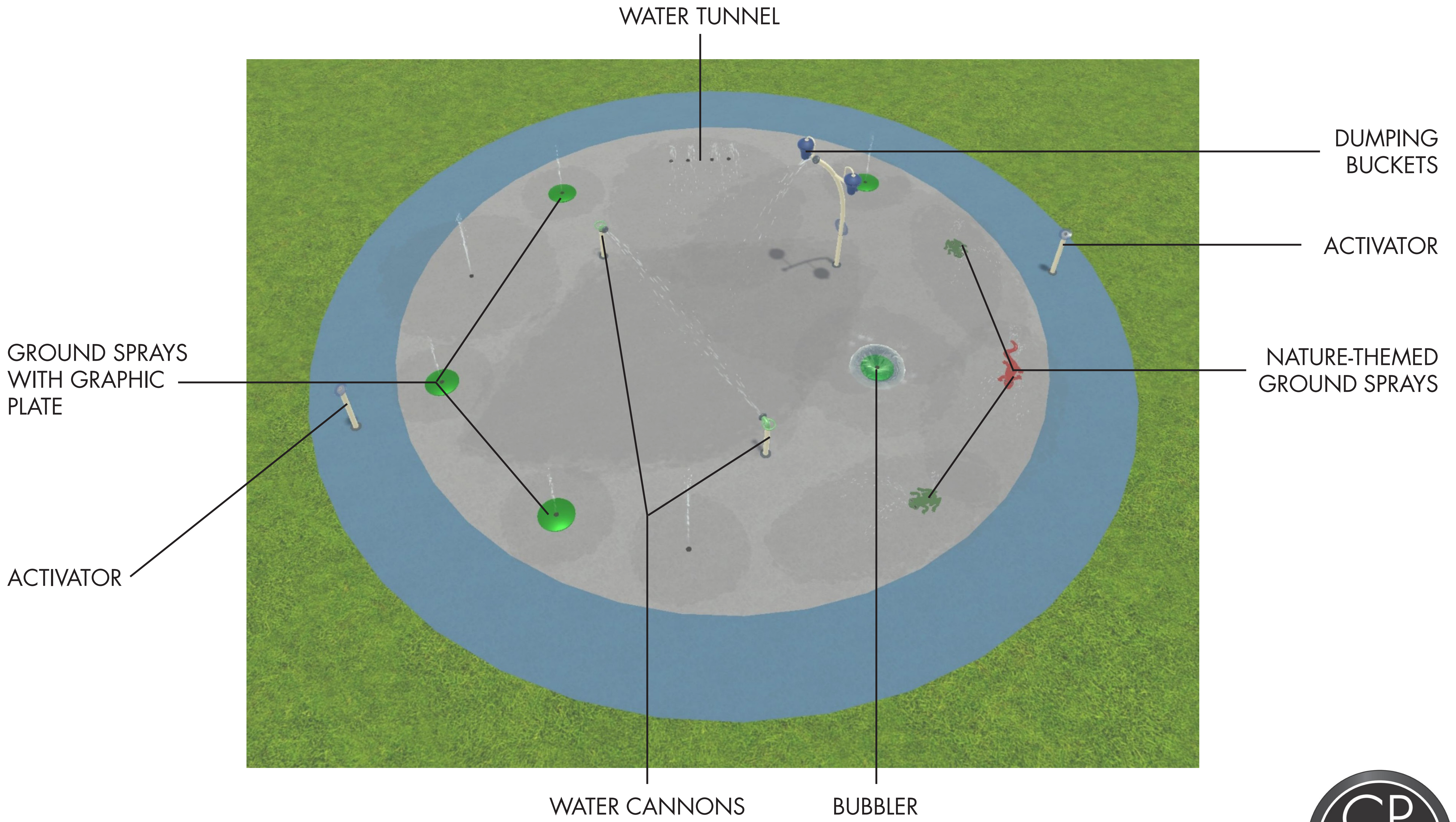
HAND CONTROLS

MAIN TOWER

ANGLED JETS

LION'S PARK RENOVATIONS - SPLASH PAD



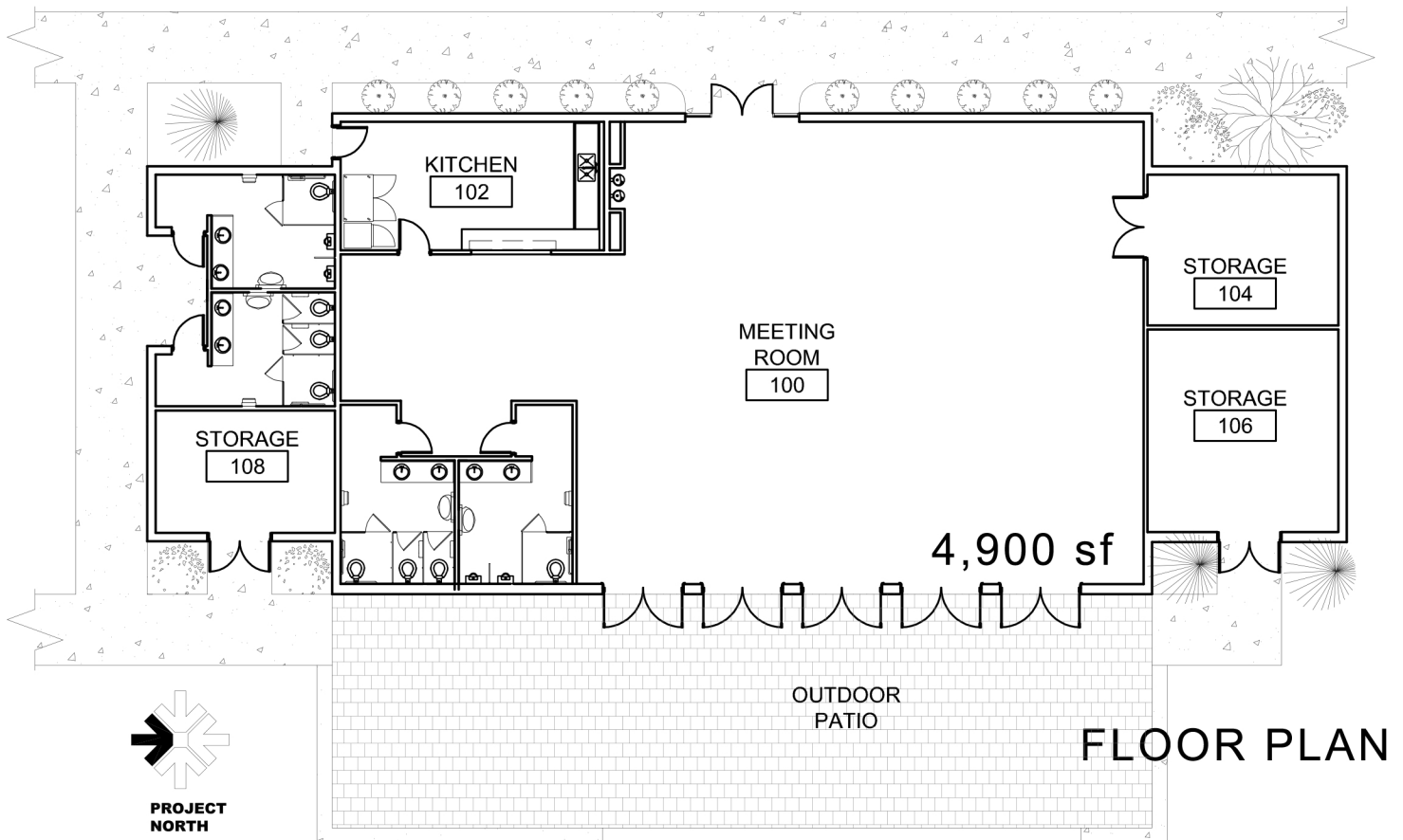
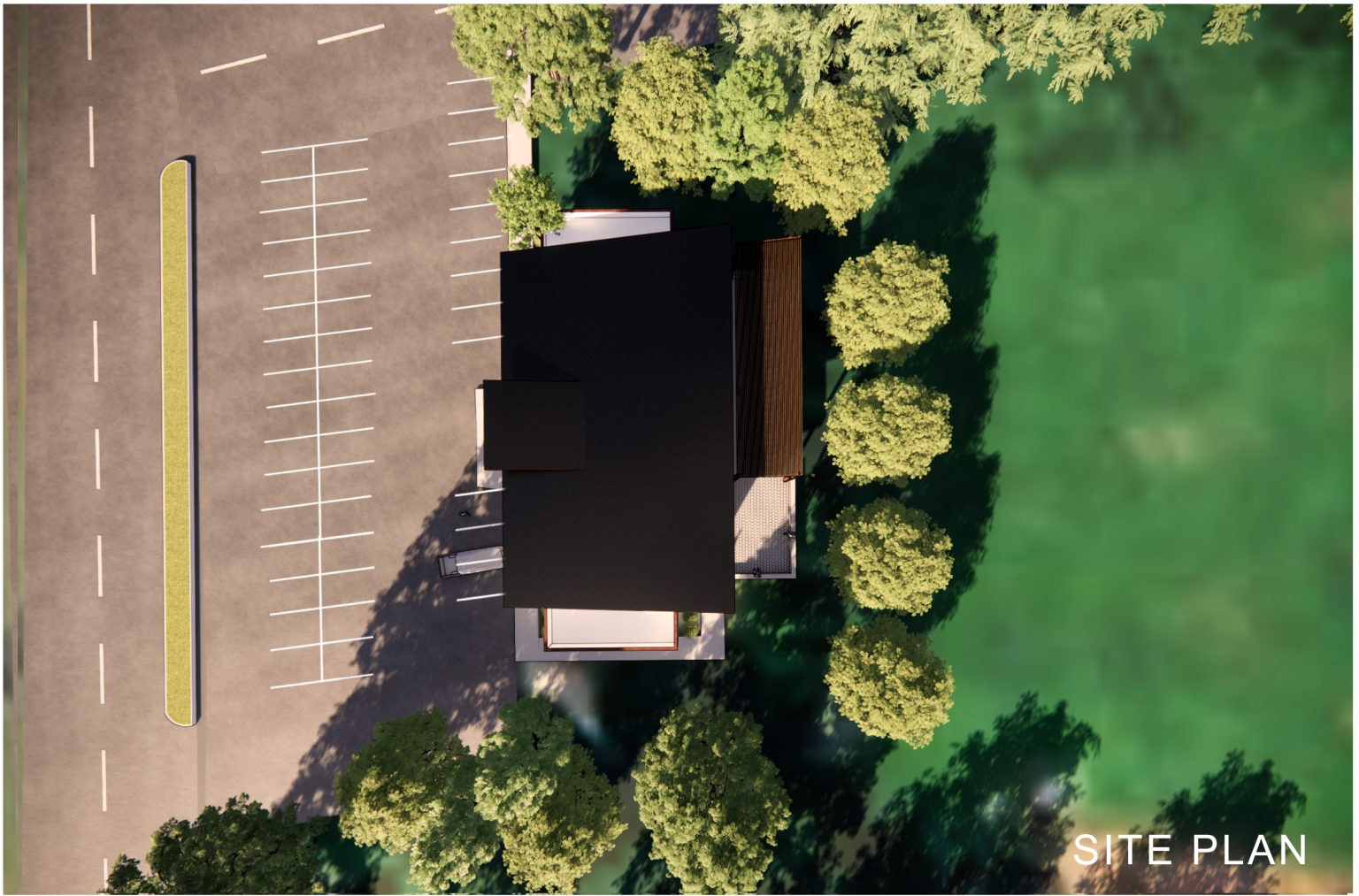


LION'S PARK RENOVATIONS - SPLASH PAD





COLLEGE PLACE COMMUNITY CENTER
CONCEPT IMAGES



COLLEGE PLACE COMMUNITY CENTER

CONCEPT IMAGES

City of College Place - Community Center Budget

Project Summary

Construction Costs

Existing Building and Parking Lot Demolition	1	ea	\$	60,000
New Building Construction (4,900 sf)	1	ea	\$	1,470,000
Rear Paver Patio with Trellis (1,200 sf)	1	ea	\$	120,000
Commercial Kitchen Equipment (small kitchen)	1	ea	\$	45,000
Parking Lot and Storm Water Improvements (20,000 sf)	1	ea	\$	200,000
Construction Contingency - 5.0%	1	ea	\$	94,750
Sale Tax on Construction Costs - 8.6%	1	ea	\$	171,119
Subtotal:			\$	2,160,869
<i>Construction per square foot cost (with sales tax)</i>				<i>4,900 \$ 440.99</i>

Consultant Services

Basic A/E Design Services	1	ea	\$	259,304
Additional A/E Services & Reimbursable Allowance	1	ea	\$	40,000
Geotechnical Survey and Report	1	ea	\$	6,000
Site Survey and Topo	1	ea	\$	6,000
Hazardous Material Abatement Survey			n/a	
Storm Water Protection Plan	1	ea	\$	7,500
Environmental Mitigation Services			n/a	
Mechanical/Electrical Commissioning Agent (estimate)	1	ea	n/a	
Material Testing & Special Inspection Agent (estimate)	1	ea	\$	9,000
Construction Management - 1.5%			\$	32,413
Subtotal:			\$	360,217

Other Project Costs

City Review and Permit Fees (estimate)	1	ea	\$	48,000
Owner Insurance (estimate)	1	ea	\$	20,000
Utility Tie-In and Fees (estimate)	1	ea	\$	35,000
One Year Construction Escalation 2022 - 5%	1	ea	\$	108,043
Furnishings, Fixtures and Equipment - 10%	1	ea	\$	216,087
Sale Tax on Equipment - 8.6%	1	ea	\$	18,583
Subtotal:			\$	445,714

ESTIMATED PROJECT TOTAL:

\$ 2,966,799

Total project per square foot cost 4,900 \$ 605.47

Applicant	Application Number	Project Title	Score	Rank	Project Category	CWSRF Standard Loan	CWSRF FP Loan	Loan Term	Loan Interest Rate	SFAP Grant	Centennial Grant	Section 319 Grant	Total Funding
Bridgeport City of	WQC-2023-CiBrid-00082	Stormwater Plan	726.5	84	Stormwater Facility	\$9,900	\$0	5	0.5%	\$56,100	\$0	\$0	\$66,000
Burlington city of	WQC-2023-Burlin-00176	Pine Street Pervious Concrete Shoulders	703.5	96	Stormwater Facility	\$0	\$0	N/A	N/A	\$199,351	\$0	\$0	\$199,351
Cascadia Conservation District	WQC-2023-CascCD-00024	Wenatchee Watershed Habitat Restoration and Water Quality Project	801.0	49	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$249,255	\$0	\$249,255
Cathlamet town of	WQC-2023-ToCath-00020	WWTP Relocation Refinancing Request	Refinance	Refinance	Wastewater Facility-Refinance	\$4,482,772	\$0	30	1.4%	\$0	\$0	\$0	\$4,482,772
Chelan County - Natural Resource Department	WQC-2023-ChCoNR-00039	Leavenworth Watersheds - Phased Water Quality Improvement Project	869.0	14	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$101,742	\$0	\$101,742
Chelan County - Natural Resource Department	WQC-2023-ChCoNR-00088	Peshastin Watershed Alluvial Water Storage and Riparian Restoration	735.0	80	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$186,814	\$0	\$186,814
City of Everett	WQC-2023-EverPW-00118	Regional Stormwater Facility Planning	746.0	75	Stormwater Facility	\$0	\$0	N/A	N/A	\$301,110	\$0	\$0	\$301,110
City of Montesano	WQC-2023-MonteC-00004	Enhanced Maintenance & Source Control Planning	646.5	106	Stormwater Activity	\$0	\$0	5	0.5%	\$97,500	\$0	\$0	\$97,500
Clallam County - Health and Human Services	WQC-2023-CiCHHS-00131	Enhanced PIC in Clallam County's CWD Matriotti-Bell	622.0	109	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$200,468	\$0	\$200,468
Clark Public Utility District	WQC-2023-ClaPUD-00141	Schaefer Restoration Project	735.5	78	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$249,652	\$0	\$249,652
College Place city of - Engineering Department	WQC-2023-CoPIED-00138	College Place WWTP Construction	894.5	1	Wastewater Facility-Hardship	\$21,090,000	\$0	20	0.7%	\$0	\$5,000,000	\$0	\$26,090,000
College Place city of - Engineering Department	WQC-2023-CoPIED-00112	Lions Park Stormwater Improvements	716.0	90	Stormwater Facility	\$0	\$0	N/A	N/A	\$866,150	\$0	\$0	\$866,150

Applicant	Application Number	Project Title	Score	Rank	Project Category	CWSRF Standard Loan	CWSRF FP Loan	Loan Term	Loan Interest Rate	SFAP Grant	Centennial Grant	Section 319 Grant	Total Funding
College Place city of - Engineering Department	WQC-2023-CoPIED-00003	College Place Vacuum Truck	697.0	98	Stormwater Activity	\$0	\$0	N/A	N/A	\$450,500	\$0	\$0	\$450,500
College Place city of - Engineering Department	WQC-2023-CoPIED-00030	College Place Decant Facility Design	669.0	102	Stormwater Facility	\$0	\$0	N/A	N/A	\$114,750	\$0	\$0	\$114,750
East Wenatchee city of	WQC-2023-Ewena-00168	Grant Road Oil Treatment and Bioretention	717.5	88	Stormwater Facility	\$0	\$0	N/A	N/A	\$858,500	\$0	\$0	\$858,500
East Wenatchee city of	WQC-2023-Ewena-00167	19th/Cascade Green Retrofit & LID Stormwater Facility (CD/Construction)	694.0	99	Stormwater Facility	\$0	\$0	N/A	N/A	\$2,218,288	\$0	\$0	\$2,218,288
Eastsound Sewer & Water District	WQC-2023-EaSoWd-00130	Eastsound Sewer and Water District Upgrades Phase II	887.5	2	Wastewater Facility-Hardship	\$3,469,041	\$200,000	30	1.2%	\$0	\$1,771,725	\$0	\$5,440,766
Edmonds city of	WQC-2023-Edmond-00101	7313 Lake Ballinger Way Floodplain Purchase & Structure Removal	754.5	72	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$500,000	\$0	\$500,000
Fisherman Bay Sewer District	WQC-2023-FiBaSD-00031	Design of Fisherman Bay Sewer District WWTP Upgrade and Expansion	866.0	17	Wastewater Facility	\$382,000	\$382,000	20	1.1%	\$0	\$0	\$0	\$764,000
Foster Creek Conservation District	WQC-2023-FoCrCD-00058	Foster Watershed Restoration to Improve Water Quality	837.5	34	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$250,000	\$0	\$250,000
Foster Creek Conservation District	WQC-2023-FoCrCD-00059	Foster Watershed Soil health and Water Quality Initiative	763.5	70	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$250,000	\$0	\$250,000
Garfield, Town of	WQC-2023-GarfTo-00079	Garfield Wastewater Treatment Plant Facilities Plan	801.0	50	Wastewater Facility	\$50,000	\$50,000	20	1.1%	\$0	\$0	\$0	\$100,000
Grandview city of	WQC-2023-Grandv-00123	Storm Drainage Improvements Project	714.5	91	Stormwater Facility	\$189,705	\$0	20	1.1%	\$1,074,995	\$0	\$0	\$1,264,700
Grant County Conservation District	WQC-2023-GCCD-00056	Moses Lake Shoreline Restoration and Nutrient Reduction	830.0	38	Nonpoint Source Activity	\$0	\$0	N/A	N/A	\$0	\$187,484	\$0	\$187,484

DRAFT Preliminary Evaluation

To: College Place Lions Club
By: John Wells, PE, Anderson Perry & Associates, Inc.
RE: Fishing Pond Improvements
Date: January 13, 2015

Introduction

This memorandum is a preliminary evaluation of the College Place Lions Club fishing pond's existing characteristics and potential improvements to improve the pond for safety and functionality. The College Place Lions Park fishing pond is located off of Larch Avenue in the south east corner of Lions Park as shown on Figure 1. The pond serves the community as a walking path and public recreation area. The pond is a good location for a youth fishing pond, and has served to facilitate youth fishing opportunities for College Place and surrounding community.

The pathway around the pond is a potential safety hazard due of the settling concrete sidewalks around the perimeter of the pond sloping toward the water surface with vertical drop off at the water's edge. In addition, the pond has some water quality concerns including direct stormwater discharge and ongoing sediment accumulation from Garrison Creek. The stormwater discharged from local roads to the fishing pond carries sediment and potentially other pollutants.

Pond Description

The current pond system is hydraulically connected to Garrison Creek as it flows across the south corner of the park from east to west. The pond is located in the southeast corner of the park with the pond inlet along the far eastern property boundary and the outlet located at the pond termination point where the creek returns to surface stream channel. There is currently no inlet diversion to direct water out of Garrison Creek since the entire creek flows through the pond. The existing pond outlet check structure at the downstream end of the pond allows water to exit the pond by spilling over a weir. The outlet check structure is approximately 5 feet tall with wooden check boards installed to create the impoundment as shown in Photo 1.



Photo 1. Fishing Pond Outlet

The pond is approximately 240 feet in length from east to west and approximately 180 feet in length from north to south, but is oblong shaped with an area of approximately 0.54 acres. The pond has concrete sidewalk around the edge of the pond, some of which is sloping toward the water's edge with a vertical drop off at the water's edge.



Photo 2. Pond Inlet showing the vertical drop off at the waters edge

The pond appears to be approximately 18 inches deep immediately off of the concrete sidewalk and appears to deepen to between 4 to 6 feet at its deepest point in the middle of the pond. Some of the concrete sidewalk has cracks and is showing signs of deterioration, especially at the ponds edges where the concrete is sloping most toward the water surface(Photo 3).



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

The pond has an interior island that is covered with trees, briars, and bushes (Photo 4). The stormwater pipe enters at the southwest corner of the pond. This stormwater pipe collects stormwater from along Southeast 12th Avenue until reaching Dalles Military Road as shown on Figure 1. The stormwater pipe is shown in photo 5 as the concrete manhole against the hillside covered in vegetation.

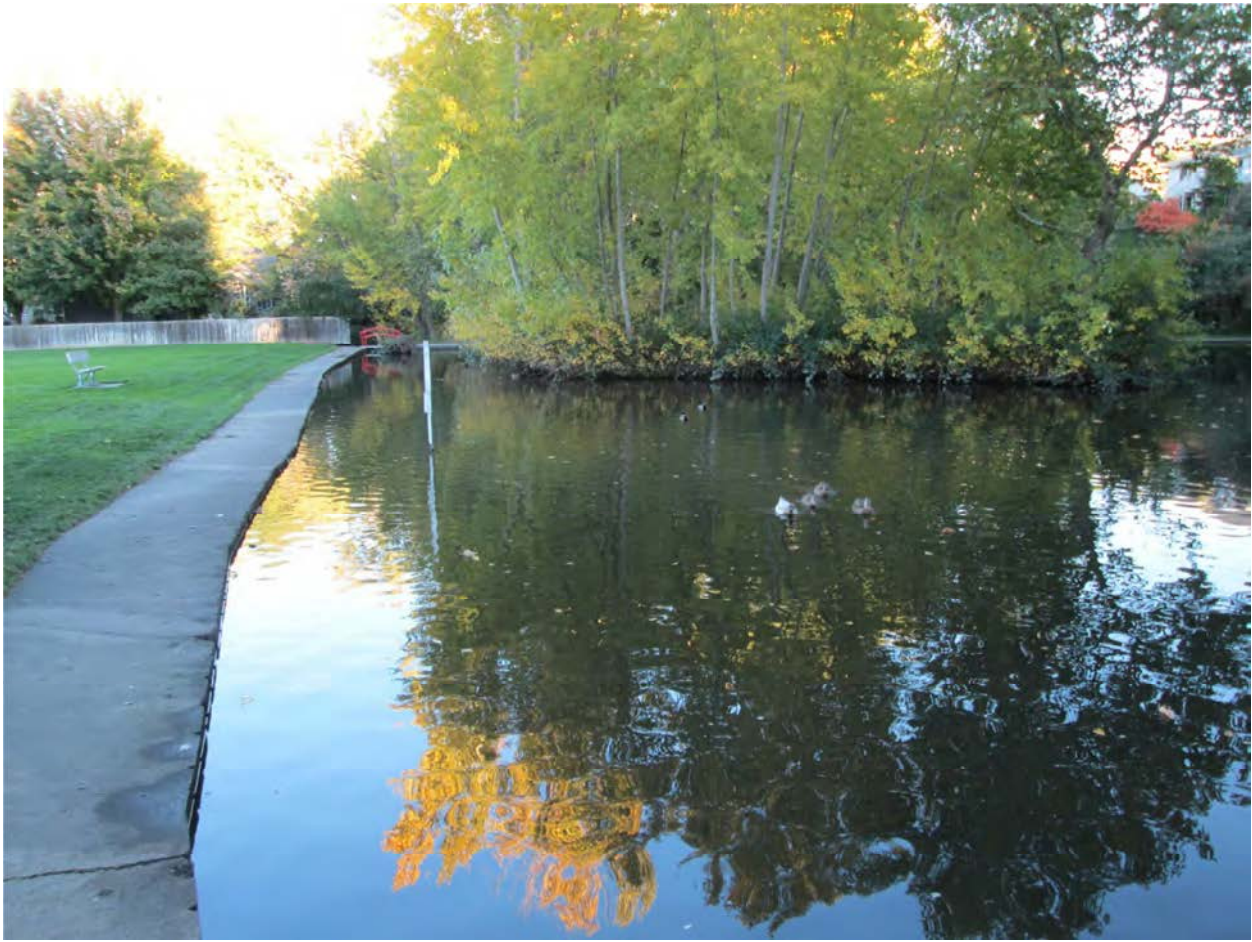


Photo 4 – Tree covered island. Facing from near existing pond outlet toward the east and the new proposed inlet.



Photo 5. Stormwater inlet pipe to the fishing pond.

Problem Description

As previously noted, the existing pond has several issues, one of which is the sloping concrete sidewalk which tends to slope toward the water's edge in many places. Throughout many times of the year the concrete perimeter walkway is wet and slippery. The walkway is a public safety hazard to young children and the disabled who could inadvertently slip and fall into the water. In addition, wheel chairs being driven on the walkway could lose traction and end up sliding off the edge into the water. Both of these scenarios could potentially lead to loss of life.

A second problem is that stormwater enters this pond directly from Southeast 12th Avenue and does not receive any treatment prior to being discharged directly into surface water which then flows to the confluence with the Walla Walla River. Sediment and pollutants from nearby roadways are potentially carried by stormwater and deposited in the pond and then downstream.

A third issue is related to the sediment deposition, some of which may be coming from the aforementioned culvert and stormwater pipe, but also, sediment accumulates from depositional load as a result of Garrison Creek storm events which bring sediment laden stormwater into the pond and is deposited in the pond as a result of the increased channel cross sectional area and the slower velocities within the pond. The deposition of sediment within the pond results in the pond needing to be cleaned

out every few years to maintain adequate capacity for the pond fishing activities. When sediment is removed it is accomplished by mechanical means (excavator and dump trucks) to maintain capacity of the pond.

Option Analysis

Potential Safety Improvements

Several options are available to address the sloping concrete perimeter sidewalk around the pond.

Option A – Remove and replace extreme sloping perimeter concrete pathway segments and install hand rail around the entire pond. The handrail would likely need to be 30 inches tall with two 1-1/4 inch steel pipe hand rails and kick plate at the bottom. The handrail system would be either galvanized or epoxy coated for longevity. The handrail would be anchored to the existing concrete except for some removable hand rail segments to facilitate future pond cleaning. The hand rail at the edge of the pond would reduce public safety risk for accidents for small children and handicapped individuals. The handrail would need to run continuously around the pond.

Option B – Remove the entire concrete perimeter sidewalk around the pond and replace with a berm and an earthen graveled walking path. The concrete walkway is 4 feet wide and is estimated to be 4-inches thick. Based on the perimeter length of 680 feet there would be 50 tons of concrete to removed and disposed from the site. To create a berm around the pond would require 550 cubic yards assuming a berm 1.5 feet tall, 10 feet wide 3H:1 vertical sloping sides and a top width of 5 feet. Landscape features would likely be desired to reduce soil erosion. Also gravel would be required to a minimum depth of 4-inches on the walkway area would require 42 cubic yards of gravel.

The advantage of having a concrete surface around the pond is that it provides additional opportunity for handicapped individuals to access the pond. Sloping concrete that needs to be removed and replaced is estimated to be approximately 100 feet in length or 45 square yards of concrete. The abrupt edge of the pond at the water's edge can only be mitigated by removing additional concrete or installing a hand rail around the pond.

Stormwater Improvements

The stormwater pipe that discharges directly into the pond should be routed to a stormwater treatment area such as a grass lined swale as shown in Figure 2. The stormwater pipe comes down a steep hill before entering the fishing pond. This pipe could be intercepted and routed along the hillside at approximately a 1 percent slope until exiting to the west side of the pond into the open area that would be converted into a grass lined swale. The swale could be run through the open park area toward the west. The swale would be dry during the majority of the summer season and only carry water during the rainy season. The grass-lined swale would be a stormwater treatment feature which would improve stormwater quality and would also capture some of the sediment and pollutants. Depending on City and County requirements, the stormwater feature could also function for some storage prior to discharging into the creek approximately 100-200 feet downstream of the existing pond structure. This stormwater swale would be an improvement to the City stormwater and would result in some benefit of reducing sediment and potential pollution of oils and grease discharged to Garrison Creek. The added benefit would also be to reduce sediment deposition directly into the fishing pond.

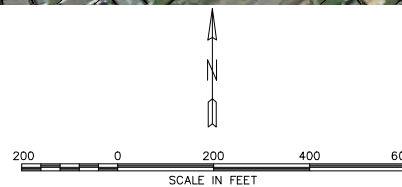
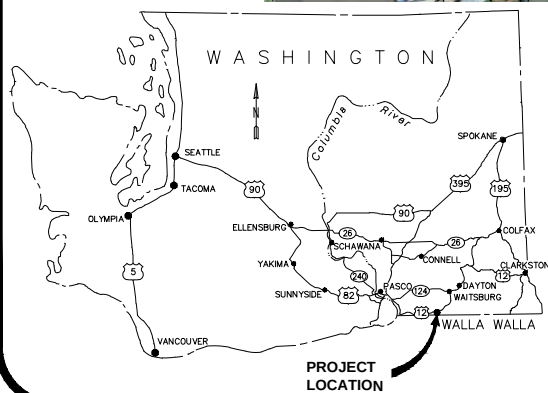
Sediment Improvements

Option 1

Reduction of sediment to the fishing pond from Garrison Creek would require a new inlet and outlet of the fishing pond. The island would be eliminated tied in and connected to the existing land and would be turned in to a land bridge(Figure 3). The fishing pond size would be reduced by about half, but this is not expected to be an issue since the remaining area is the most used by anglers. The north side of the pond would be turned into a stream. The outlet structure of the existing pond would be removed and the stream would be sloped toward the east at approximately a 2 percent slope, forming one continuous riffle from the current pond outlet structure upstream to the new pond inlet structure as shown on Figure 2. The new stream channel formed would be approximately 260 feet long, 2 percent slope, 10 feet wide at the bottom. It would be about 5 feet deep when matching into the existing channel bottom near the current pond outlet structure as shown on Figure 3. The stream section would be filled with stream bed simulation material, (boulders and gravels) to form a roughened channel. These improvements would remove the island from the fishing pond and the new north bank would now be covered in trees, and there would likely be a small walking path developed through this tree area to allow full access around the pond. The pond would be taken out of the main sediment channel by installing a new diversion structure at the far western point of the property. This diversion structure would need to take water off of the middle of the Garrison Creek water column, letting sediment and debris primarily by-pass the pond and would need to have a fish screen to keep fish in the stream and prevent leaves and other deposits from entering the pond at the surface. This diversion would be a new diversion structure. Since the fishing pond is being enclosed, the outlet would be an overflow outlet, along with a drain outlet.

Option 2

Another option for removing sediment from the pond would be to purchase or rent a floating dredge, above ground piping and big gun irrigation sprinkler. The sediment deposited in the pond would be excavated using the floating hydraulic dredge and sprayed on the adjacent park and ball field. This solution would require the purchase and storing of dredging equipment which would only be used every few years. The benefit of this option is the reduction of large mechanical equipment needed to remove sediment from the fishing pond. The dredge water and solids would need to be spray irrigated in a manner to ensure the park grass was not damaged. This would require short periods of irrigation followed by a rest period prior to the next application. This option would not reduce the amount of sediment entering the pond.



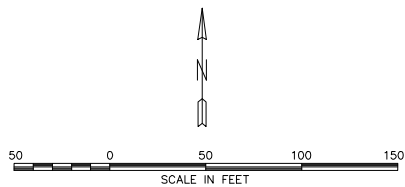
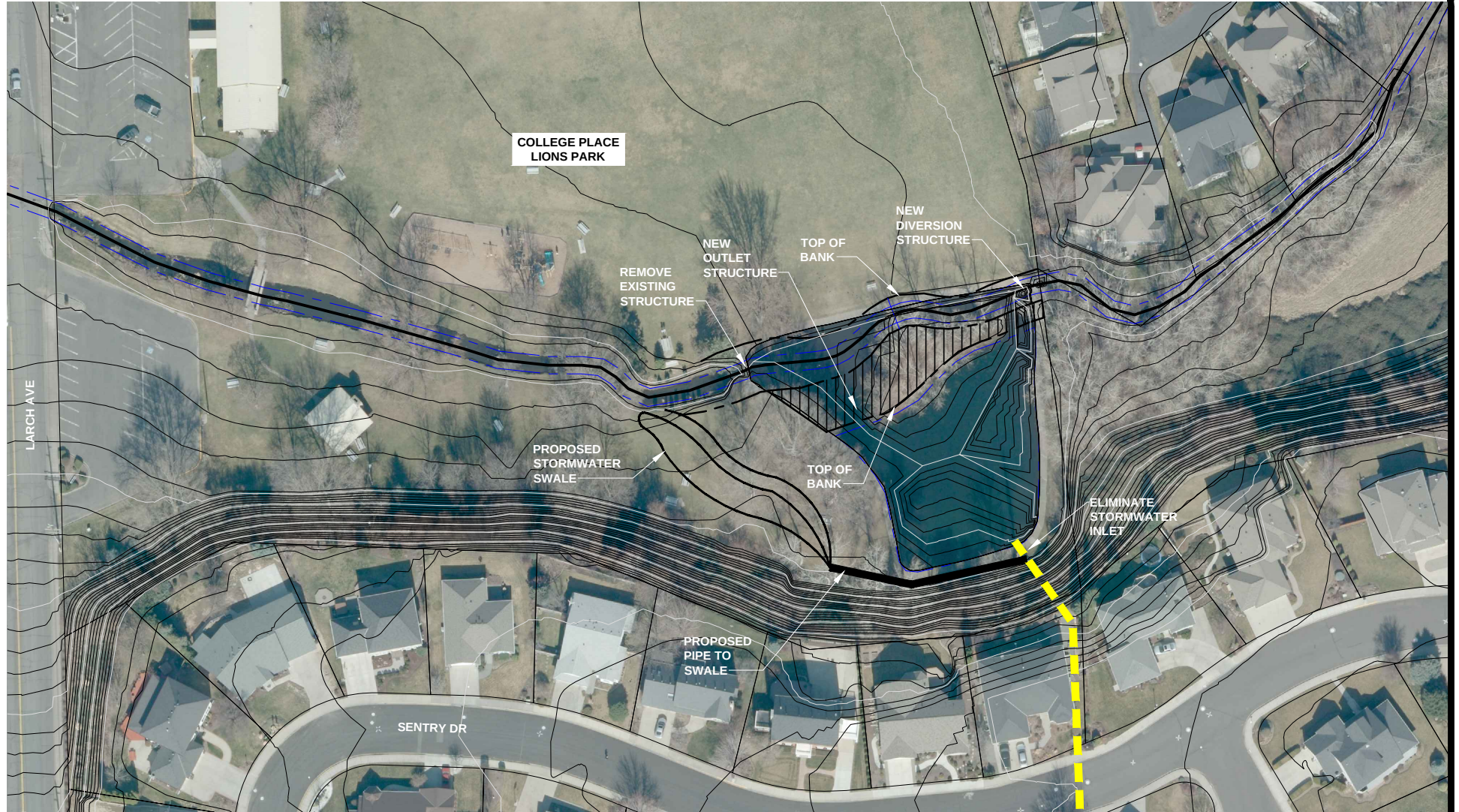
**spanderson
perry**
& associates, inc.

**CITY OF COLLEGE PLACE
LIONS PARK**

VICINITY MAP

FIGURE

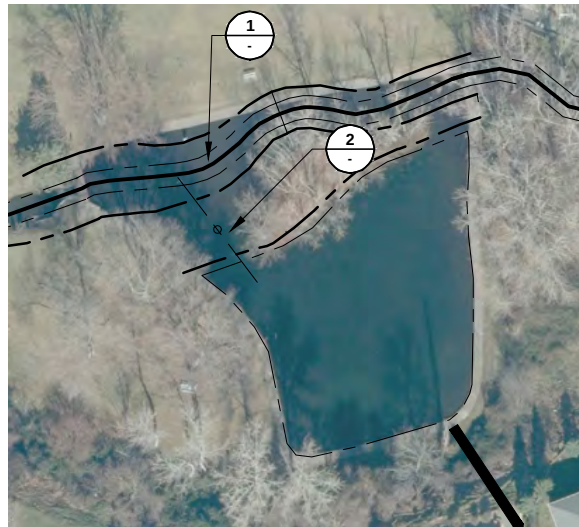
1



**apanderson
perry**
& associates, inc.

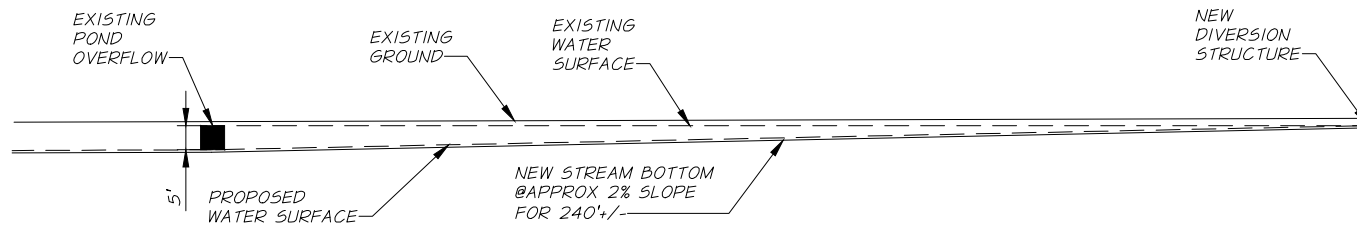
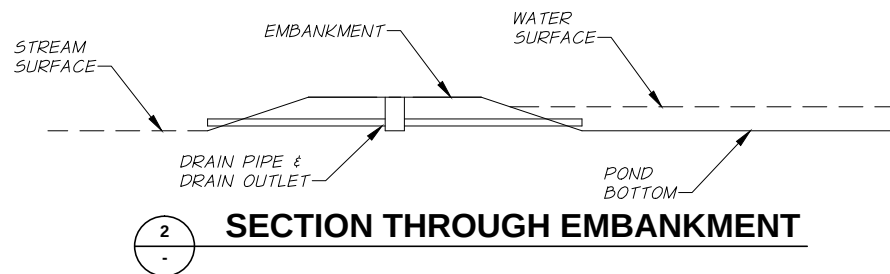
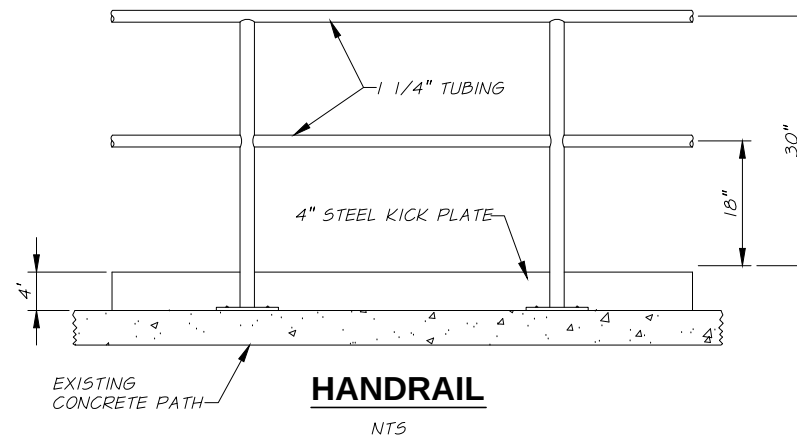
CITY OF COLLEGE PLACE
LIONS PARK
FISHING POND IMPROVEMENTS
SITE PLAN

FIGURE
2



POND

50 0 50 100 150
SCALE IN FEET



1 STREAM PROFILE

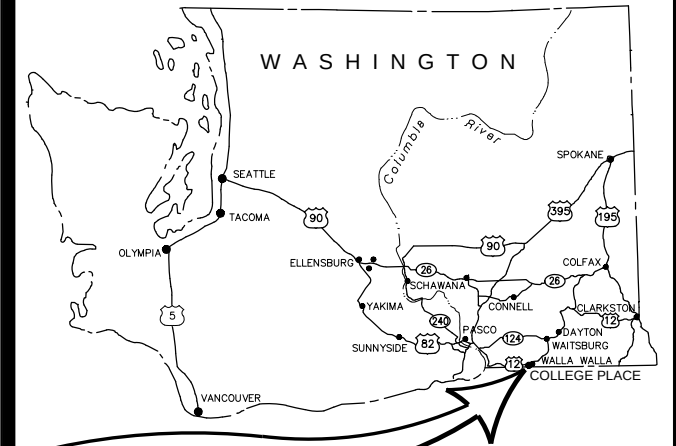
**apanderson
perry**
& associates, inc.

CITY OF COLLEGE PLACE
LIONS PARK
FISHING POND IMPROVEMENTS
POND SECTIONS

FIGURE
3

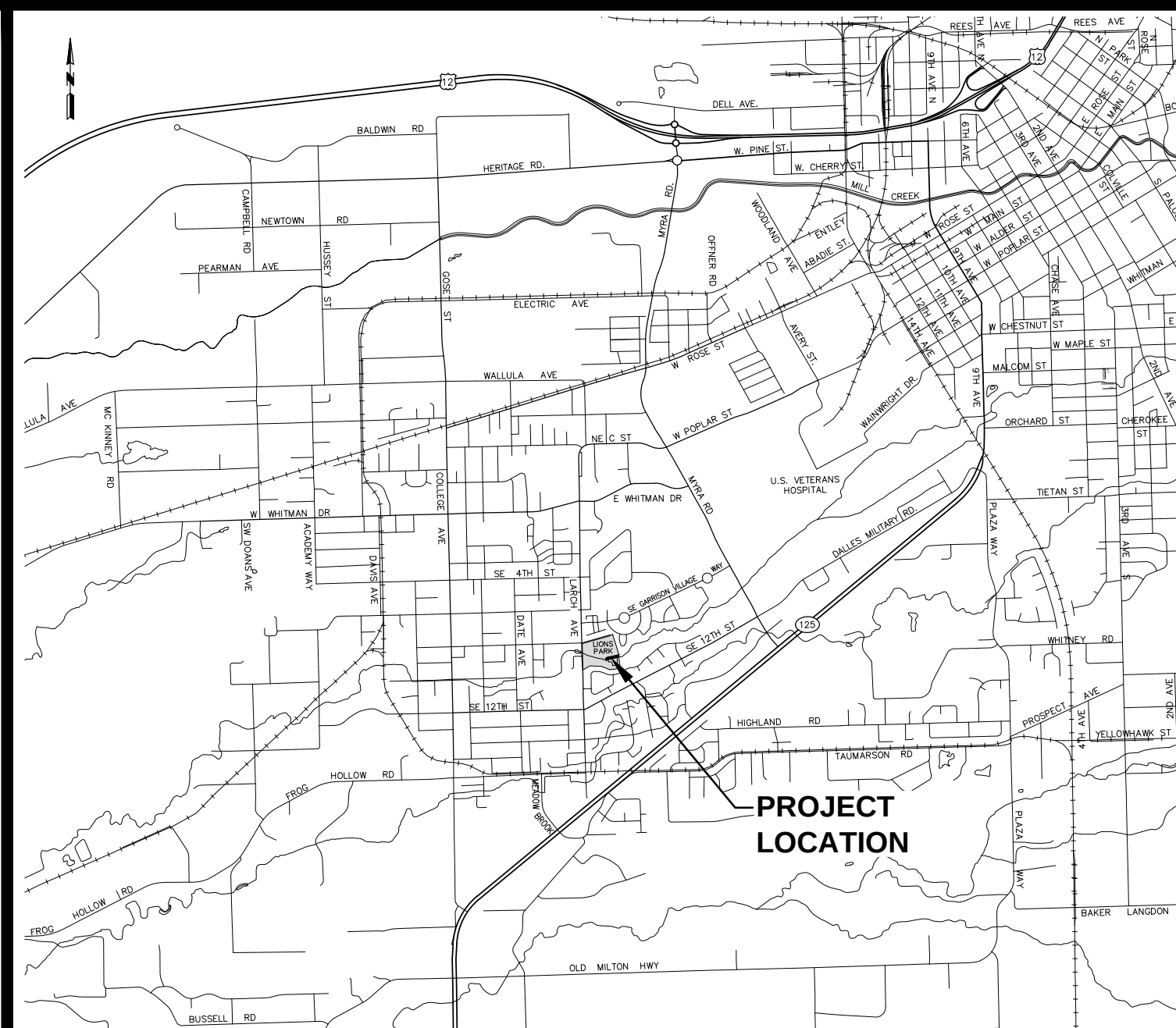
LIONS PARK POND

2017



INDEX

<u>SHEET NO.</u>		<u>PAGE NO.</u>
G-001	COVER	1
C-101	EXISTING SITE PLAN, SURVEY, AND LEGEND	2
C-102	DEMOLITION PLAN	3
C-103	PROPOSED SITE PLAN	4
C-104	PROPOSED SITE PLAN	5
C-201	CHANNEL CROSS SECTIONS AND PROFILE	6
C-501	POND INLET DETAILS	7
C-502	POND OUTLET DETAILS	8
C-503	STORMWATER IMPROVEMENTS AND WALKWAY DETAILS	9



VICINITY MAP



STAKE HOLDERS

BRIAN BURNS - Tri-State Steelheaders
Executive Director

PAUL HARTWIG - College Place
Public Works Director

ROBERT GORDON - College Place City Engineer

JON RICKARD - College Place City Planner

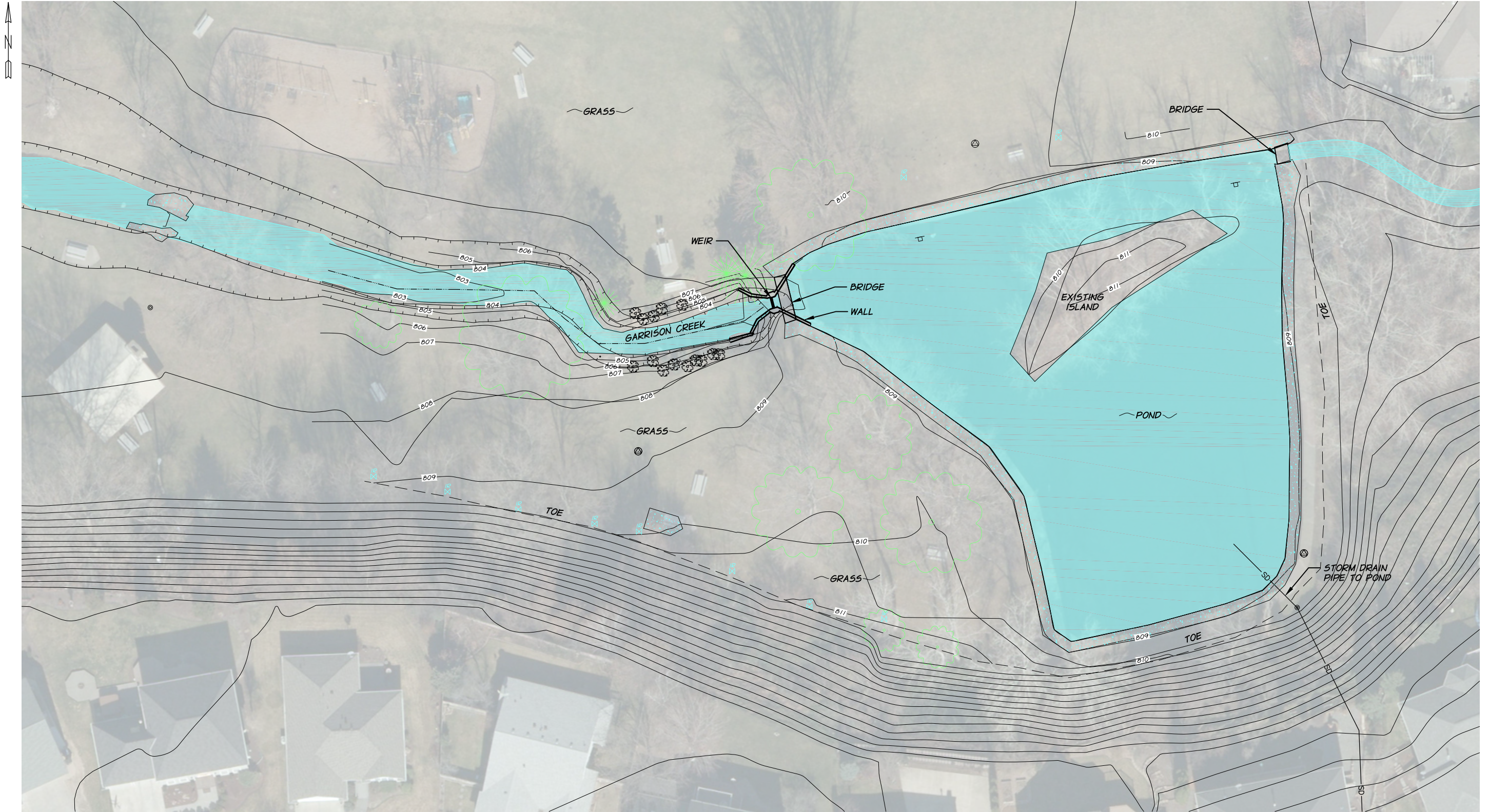
DAVID WALK - Lions Club

**30% DESIGN
PRELIMINARY**

ap anderson
perry
& associates, inc.

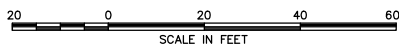
214 E. Birch - Walla Walla, WA 99362 Ph: (509)529-9260 Fax: (509)529-8102
WALLA WALLA, WA LA GRANDE, OR PRINEVILLE, OR
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOCIATES, INC.

R:\Clients\Tri-State Steelheaders\7008-499 Lions Park Pond\060 Design\7008-499-060C-101Exist.dwg, 8/23/2017 9:57:59 AM, _DWG To PDF.pc3



REVISION	BY	DATE
DESIGNED BY J. WELLS		
DRAWN BY J. CHAPMAN		
REVIEWED BY		

JOB NUMBER 7008-499	DATE AUGUST 23 2017
ACAD FILE: 7008-499-060C-101Exist.dwg	
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	



30% DESIGN
PRELIMINARY



TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

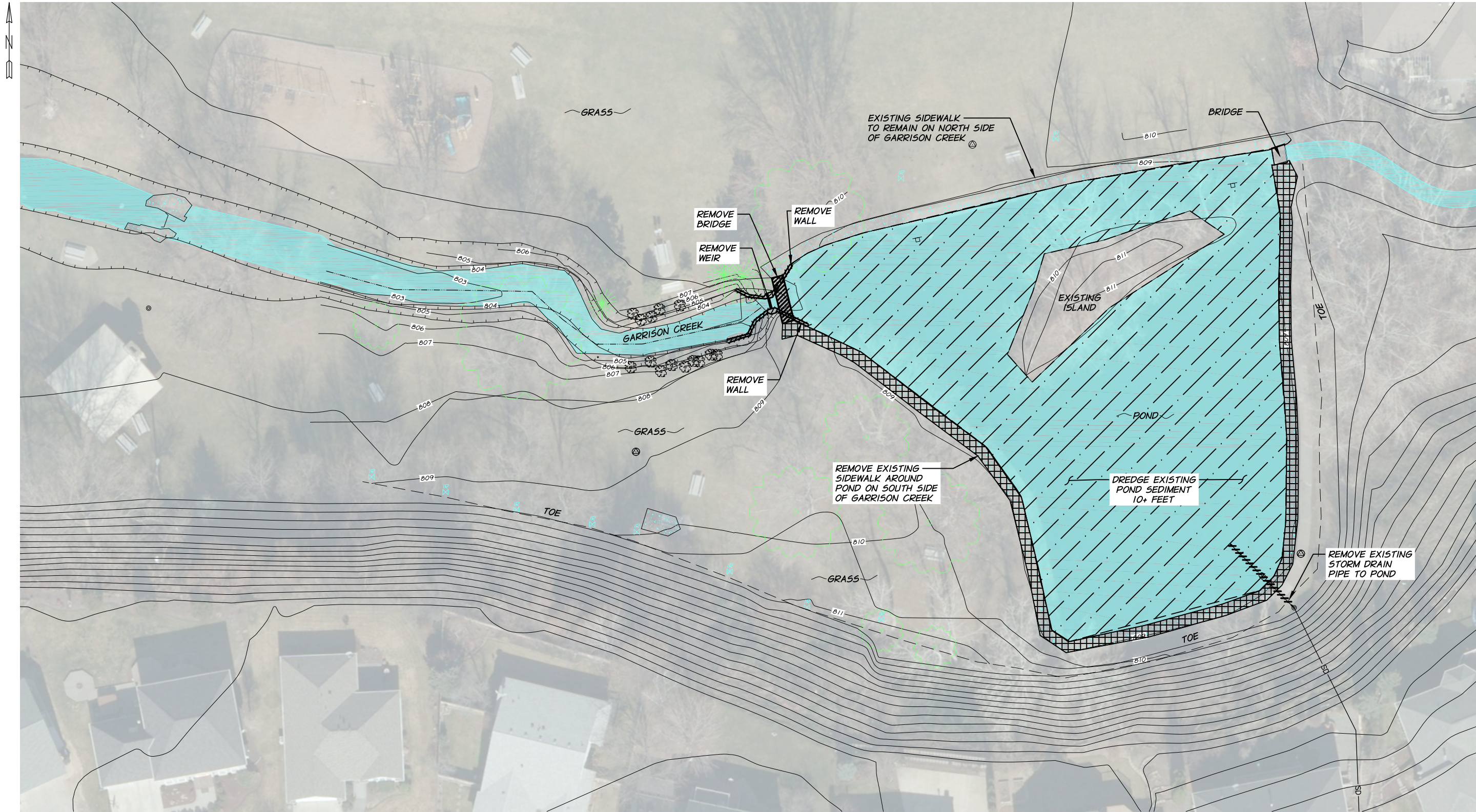
EXISTING SITE PLAN, SURVEY, AND LEGEND

SHEET

C-101

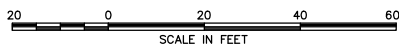
2 OF 9

R:\Clients\Tri-State Steelheaders\7008-499 Lions Park Pond\060 Design\7008-499-060C-102Demo.dwg, 8/23/2017 9:58:12 AM, _DWG To PDF.pc3



REVISION	BY	DATE
DESIGNED BY J. WELLS		
DRAWN BY J. CHAPMAN		
REVIEWED BY		

JOB NUMBER 7008-499	DATE AUGUST 23 2017
ACAD FILE: 7008-499-060C-102Demo.dwg	
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	



30% DESIGN
PRELIMINARY

anderson perry
& associates, inc.
engineering • surveying • natural resources
WALLA WALLA, WA LA GRANDE, OR PRINEVILLE, OR.

TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

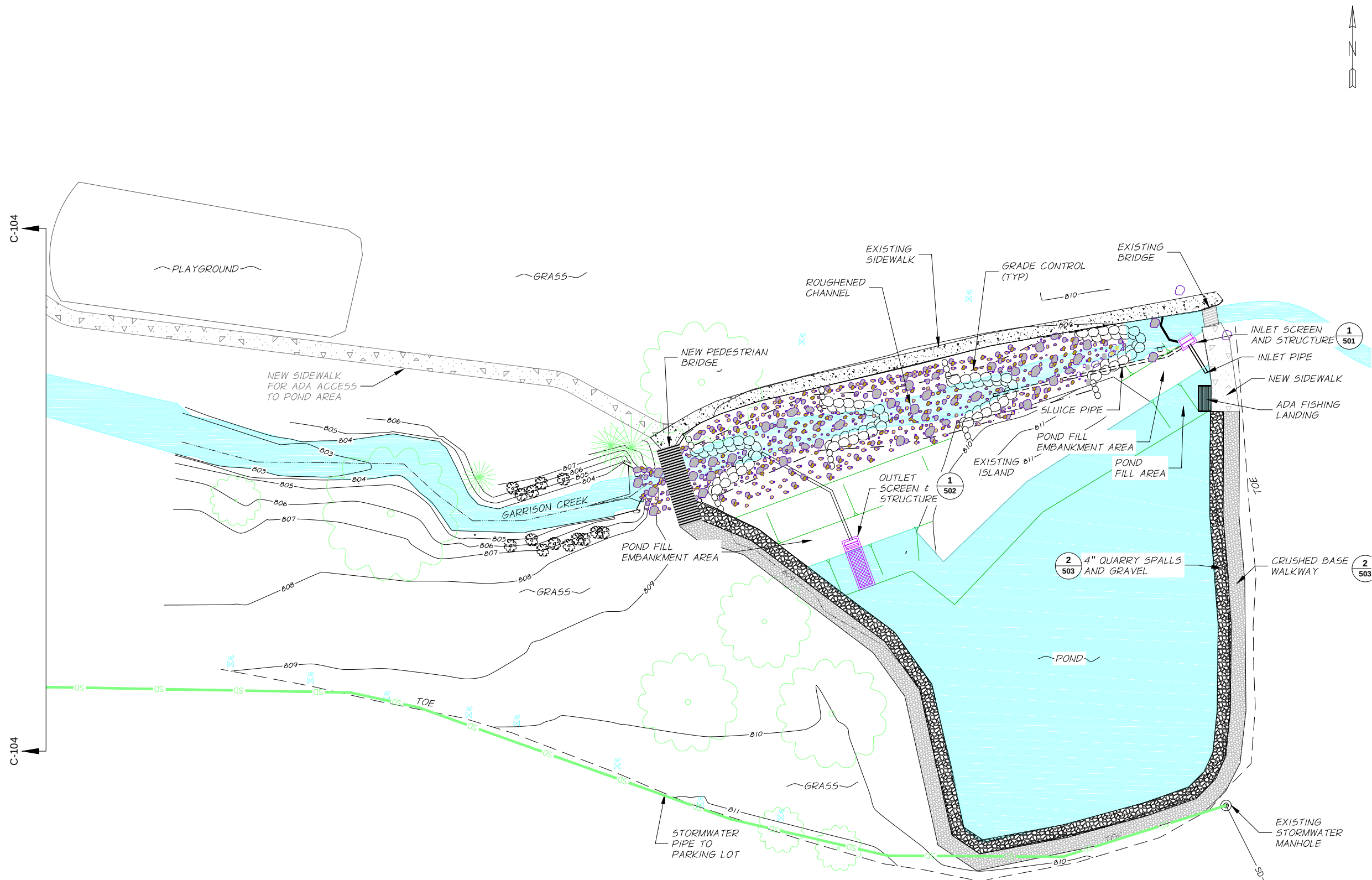
DEMOLITION PLAN

SHEET

C-102

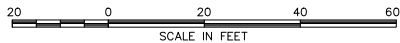
3 OF 9

R:\Clients\Tri-State Steelheaders\7008-499 Lions Park Pond\060 Design\7008-499-060C-103Site.dwg, 8/23/2017 9:58:24 AM, DWG To PDF.plt



REVISION	BY	DATE
DESIGNED BY J. WELLS		
DRAWN BY J. CHAPMAN		
REVIEWED BY		

JOB NUMBER 7008-499	DATE AUGUST 23 2017
ACAD FILE: 7008-499-060C-103Site.dwg	
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	



30% DESIGN
PRELIMINARY



TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

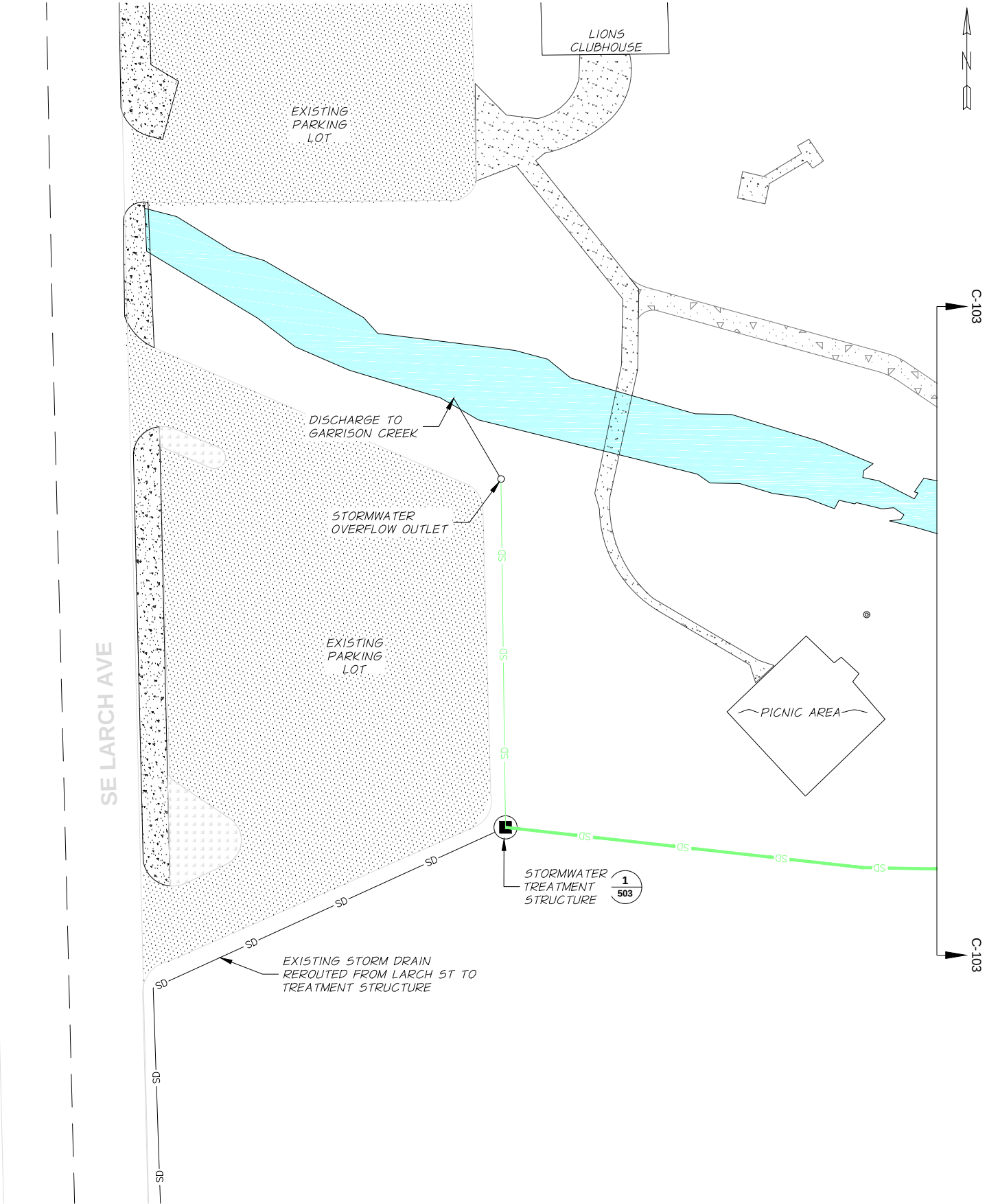
PROPOSED SITE PLAN

SHEET

C-103

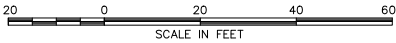
4 OF 9

R:\Clients\Tri-State Steelheaders\7008-499 Lions Park Pond\060 Design\7008-499-060C-104Site.dwg, 8/23/2017 9:58:35 AM, _DWG To PDF.pc3



REVISION		BY	DATE
DESIGNED BY <i>J. WELLS</i>			
DRAWN BY <i>J. CHAPMAN</i>			
REVIEWED BY			

JOB NUMBER 7008-499	DATE AUGUST 23 2017
ACAD FILE: 7008-499-060C-104Site.dwg	
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	



30% DESIGN
PRELIMINARY



TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

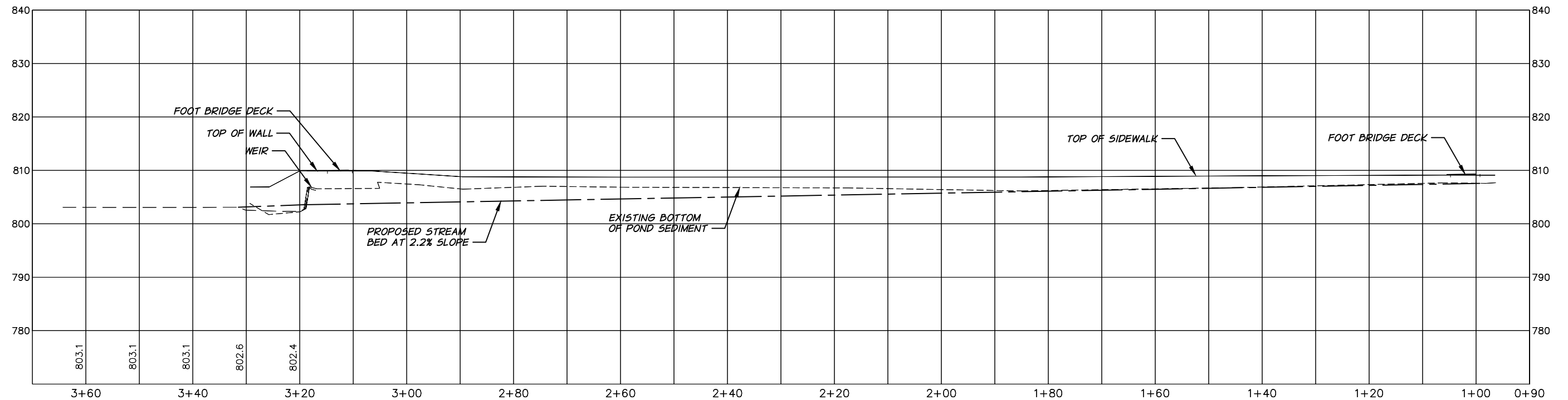
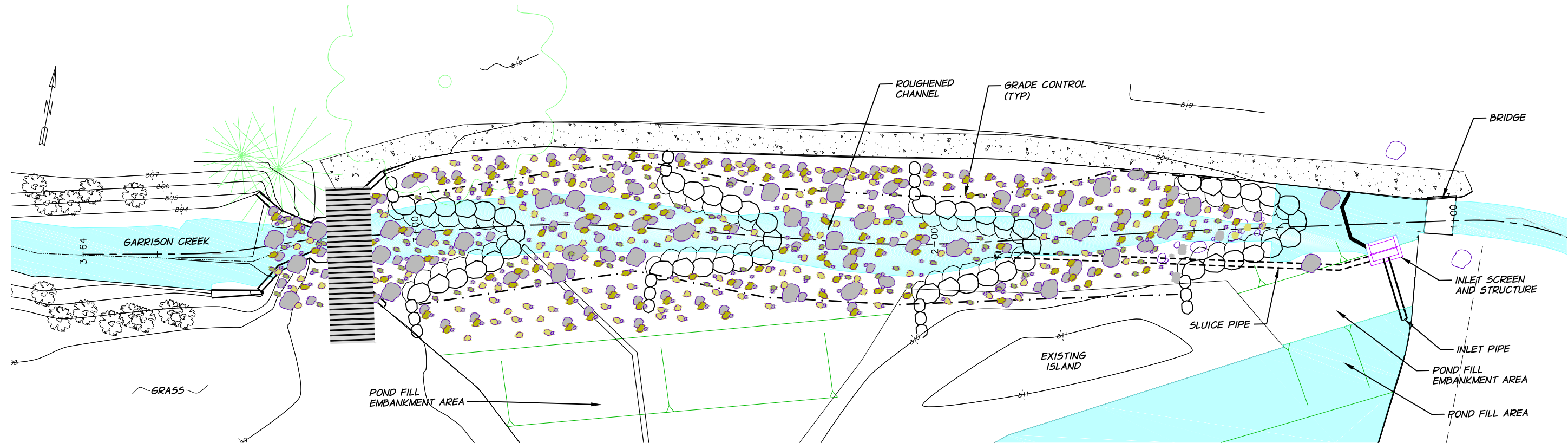
PROPOSED SITE PLAN

SHEET

C-104

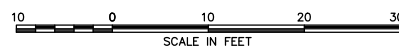
5 OF 9

R:\Clients\Tri-State Steelheaders\7008-499 Lions Park Pond\060 Design\7008-499-060C-201Profile.dwg, 8/23/2017 9:58:44 AM, DWG To PDF.pc3



REVISION	BY	DATE
DESIGNED BY J. WELLS		
DRAWN BY J. CHAPMAN		
REVIEWED BY		

JOB NUMBER 7008-499	DATE AUGUST 23 2017
ACAD FILE: 7008-499-060C-201Profile.dwg	
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	



30% DESIGN
PRELIMINARY

anderson perry
& associates, inc.
engineering • surveying • natural resources
WALLA WALLA, WA LA GRANDE, OR PRINEVILLE, OR.

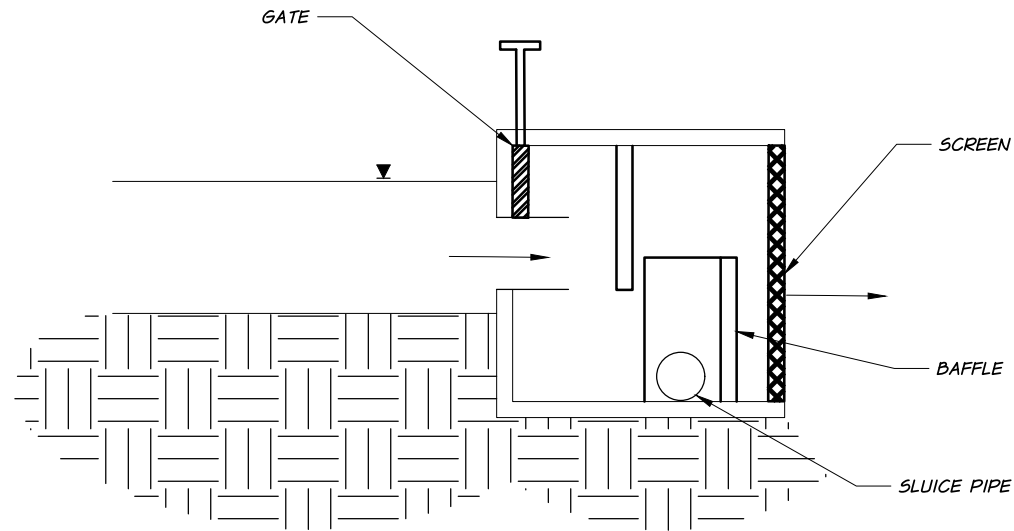
TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

CHANNEL CROSS SECTIONS AND PROFILE

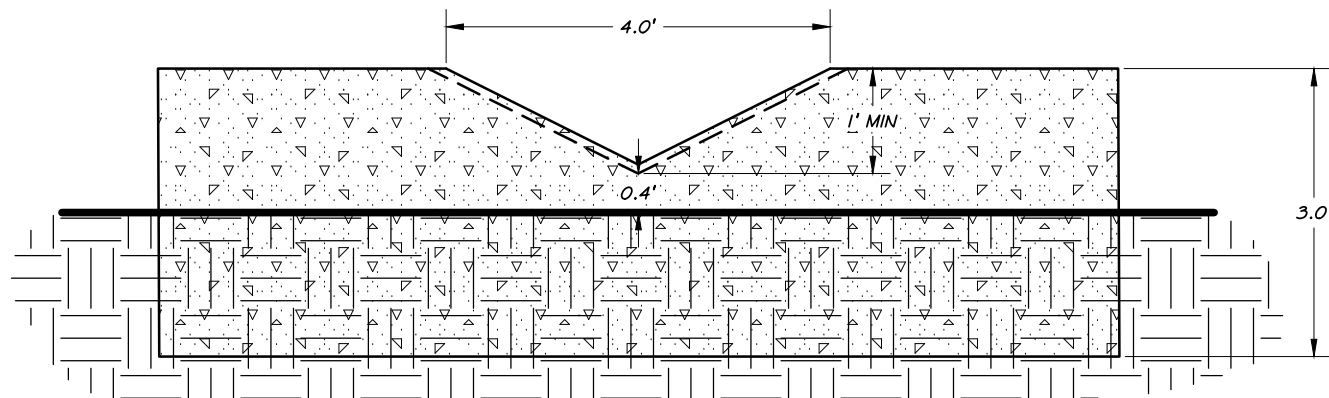
SHEET

C-201

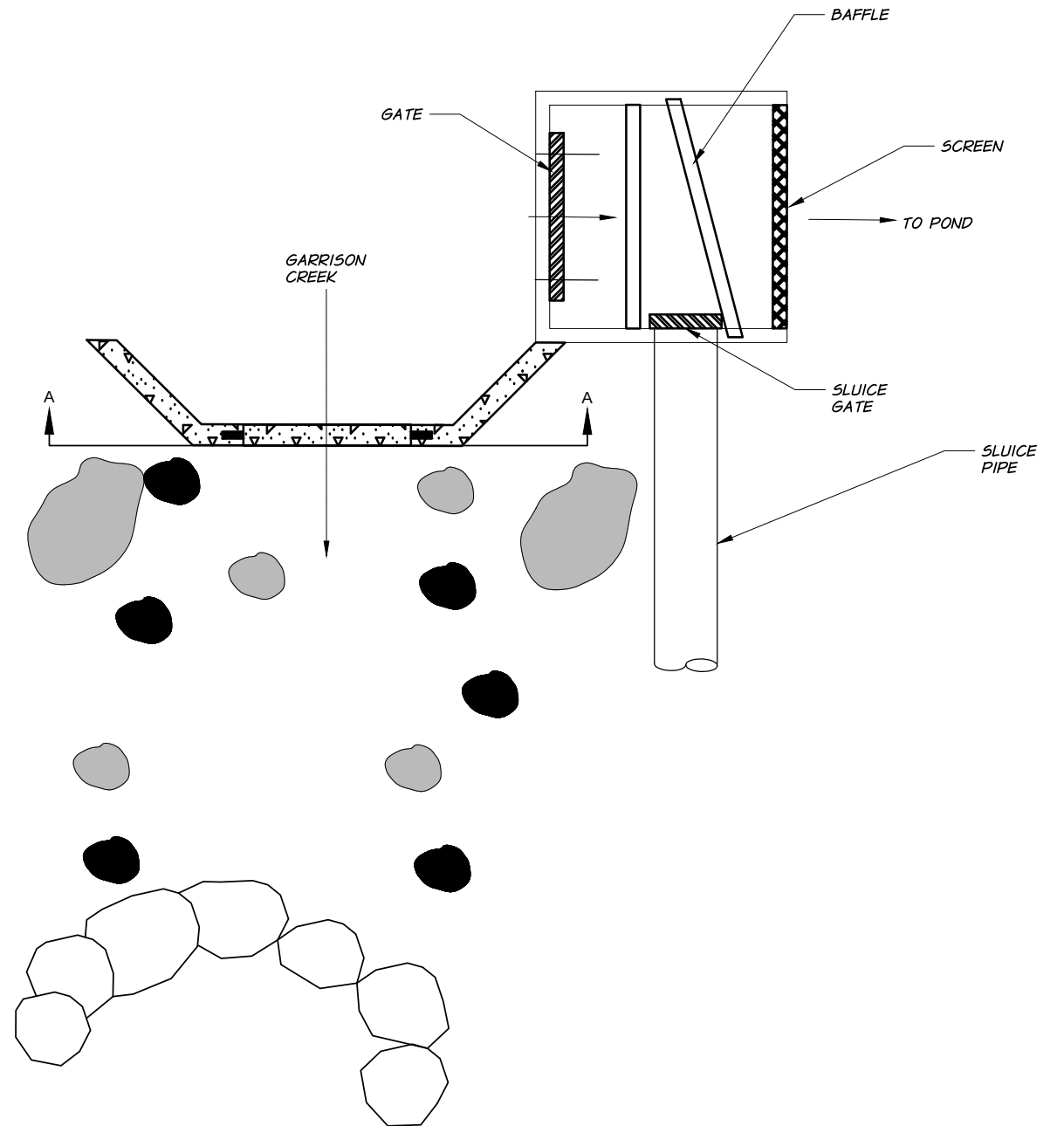
6 OF 9



1
501 **PROFILE - INLET STRUCTURE**
NTS



A - A
NTS



1
501 **PLAN - INLET STRUCTURE**
NTS

REVISION		BY	DATE
DESIGNED BY <i>J. WELLS</i>			
DRAWN BY <i>J. CHAPMAN</i>			
REVIEWED BY			
JOB NUMBER 7008-499		DATE AUGUST 23 2017	
ACAD FILE: 7008-499-060C-501.dwg		COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	

30% DESIGN
PRELIMINARY

anderson perry
& associates, inc.
engineering • surveying • natural resources
WALLA WALLA, WA LA GRANDE, OR PRINEVILLE, OR

TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

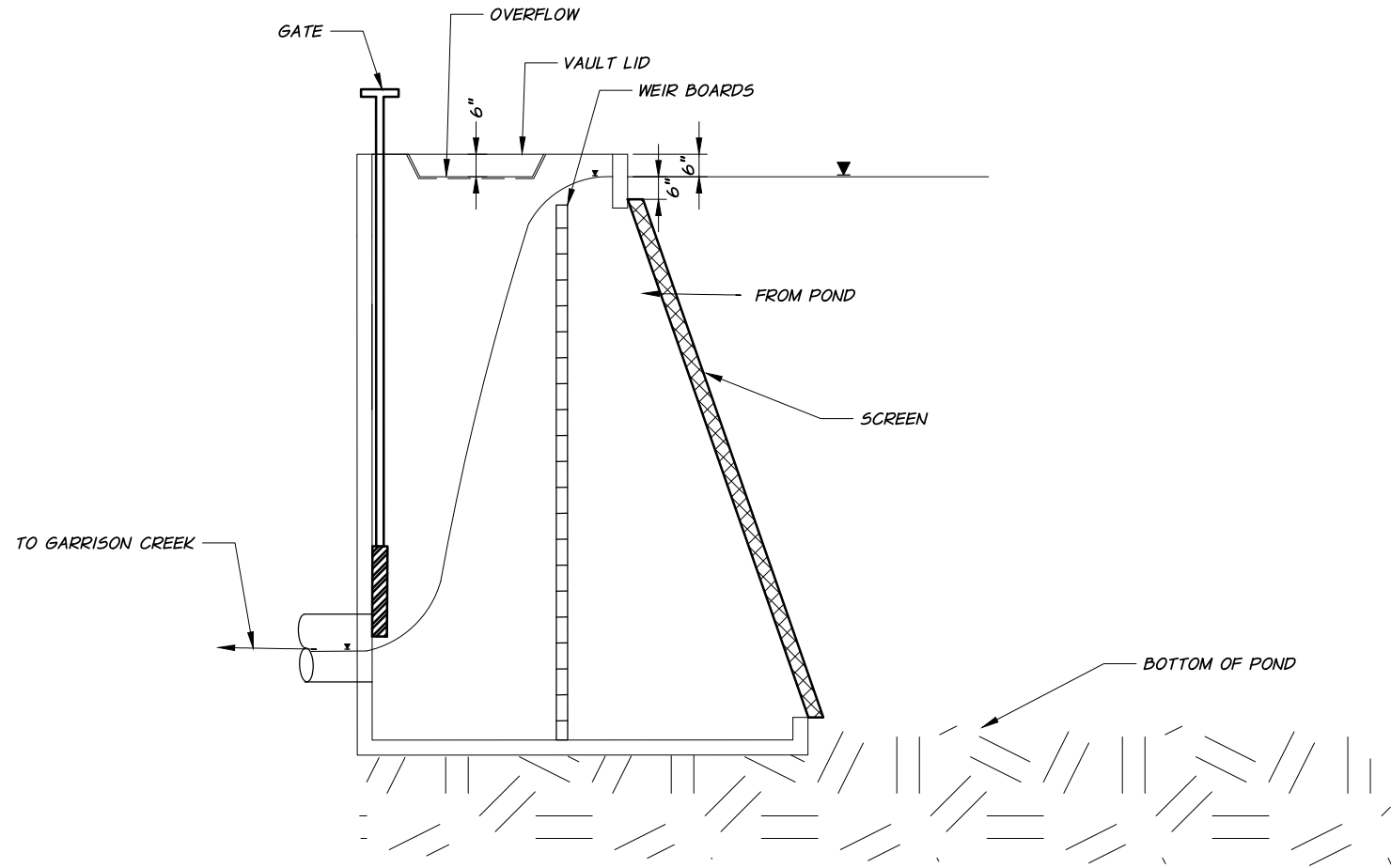
POND INLET DETAILS

SHEET

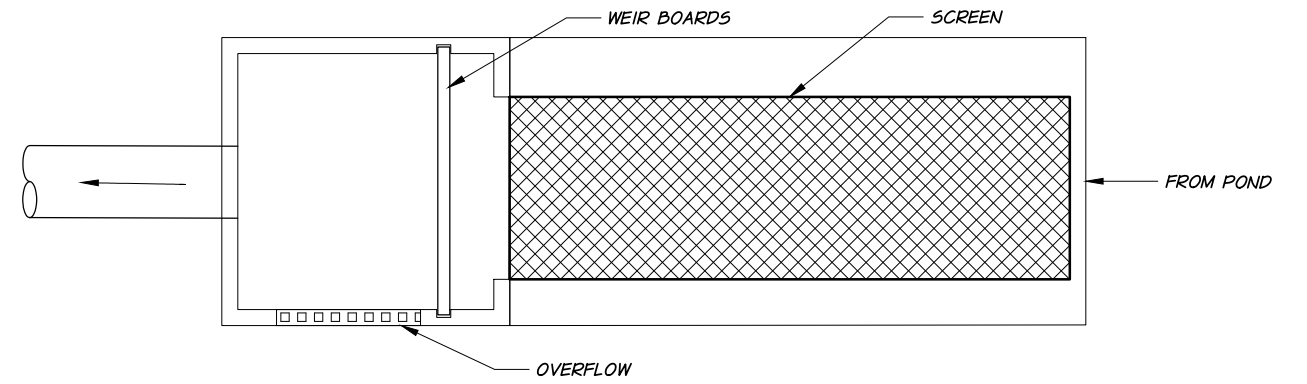
C-501

7 OF 9

R:\Clients\Tri-State Steelheaders\7008-499 Lions Park Pond\060 Design\7008-499-060C-502.dwg, 8/23/2017 9:58:54 AM, _DWG To PDF.p3

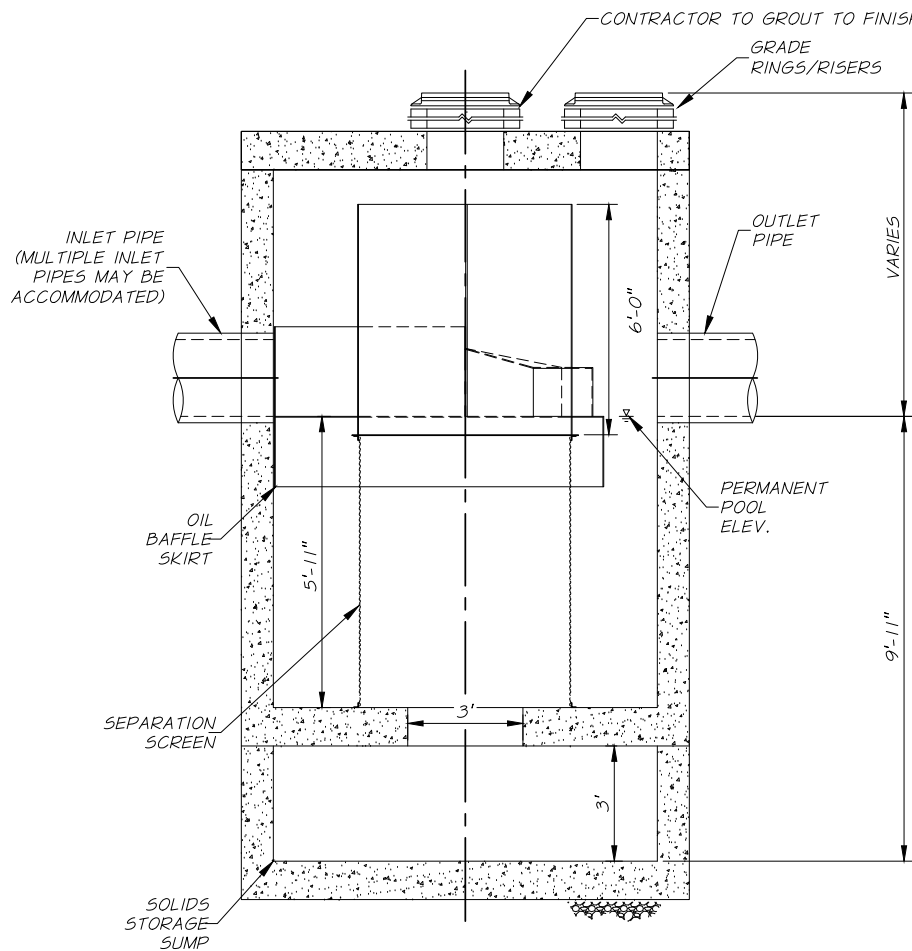


1
502
PROFILE - OUTLET STRUCTURE
NTS

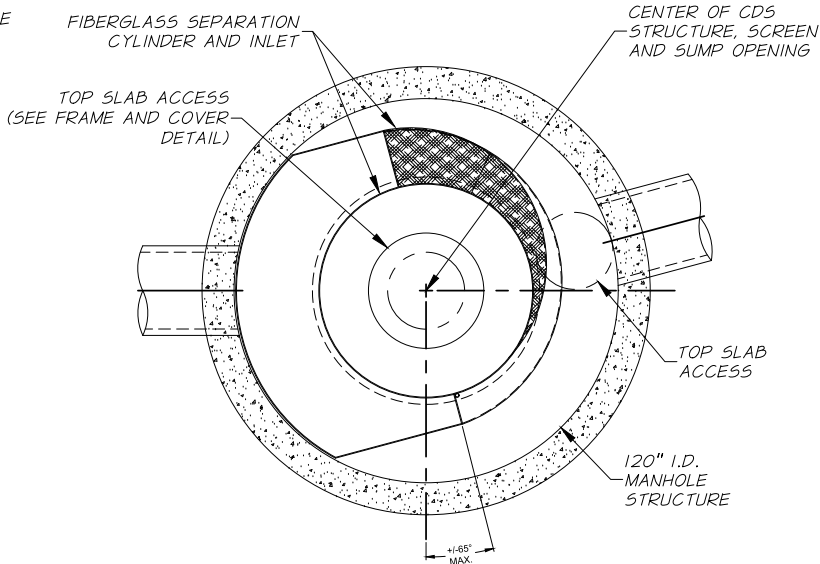


1
502
PLAN - OUTLET STRUCTURE
NTS

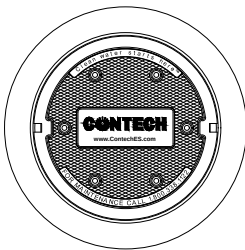
					30% DESIGN PRELIMINARY	 engineering • surveying • natural resources WALLA WALLA, WA LA GRANDE, OR PRINEVILLE, OR.	TRI-STATE STEELHEADERS CITY OF COLLEGE PLACE LIONS PARK POND 2017	POND OUTLET DETAILS	SHEET C-502 8 OF 9
REVISION	BY	DATE	JOB NUMBER	DATE					
DESIGNED BY J. WELLS			7008-499	AUGUST 23 2017					
DRAWN BY J. CHAPMAN			ACAD FILE: 7008-499-060C-502.dwg						
REVIEWED BY			COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.						



ELEVATION A-A
N.T.S.



PLAN VIEW B-B
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

1
503

STORMWATER TREATMENT STRUCTURE

NTS

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS, ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO H520 AND CASTINGS SHALL MEET H520 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

4" QUARRY SPALLS
AND GRAVEL

6' GRAVEL WALKWAY

0.25%

2
503

GRAVEL WALKWAY AND SHORELINE

NTS

REVISION	BY	DATE
DESIGNED BY J. WELLS		
DRAWN BY J. CHAPMAN		
REVIEWED BY		

JOB NUMBER 7008-499	DATE AUGUST 23 2017
ACAD FILE: 7008-499-060C-503.dwg	
COPYRIGHT 2017 BY ANDERSON PERRY & ASSOC., INC.	

30% DESIGN
PRELIMINARY

**anderson
perry**
& associates, inc.
engineering • surveying • natural resources
WALLA WALLA, WA LA GRANDE, OR PRINEVILLE, OR.

TRI-STATE STEELHEADERS
CITY OF COLLEGE PLACE
LIONS PARK POND
2017

STORMWATER IMPROVEMENTS AND
WALKWAY DETAILS

SHEET

C-503

9 OF 9

Michael Rizzitiello

From: Emily Brown <Emily.Brown@sharecare.com>
Sent: Tuesday, January 11, 2022 2:36 PM
To: Michael Rizzitiello
Cc: Meghan DeBolt
Subject: Grant ideas for Lions Park

STOP and VERIFY - This message came from **outside** of the City of College Place.

Hi! I spent some time today researching a few options and here is what I found. Let me know if you have already looked into/applied for/decided not a good fit for any of these – also if you think we should apply and you want me to move forward with anything.

- **Pacific Power Foundation Community Enhancement Grant** (due June 15), up to \$10,000 for “Affordable housing, community resilience, community and recreation centers, economic development, libraries, monuments, memorials and science centers” (<https://www.pacificpower.net/community/foundation.html>)
- **Columbia REA More Powerful Together Grant** (tentative Fall 2022 – not great timing), up to \$10,000 <https://www.columbiarea.coop/community/community-grant-program/>
- WA DNR Community Forestry Assistance grant is not a good fit for this specific project but they do link to an **Arbor Day Foundation tree planting reimbursement program** (up to \$350) that we could look into (trees would need to be planted during April 29th event) https://www.dnr.wa.gov/publications/rp_urban_arbor_day_reimbursement_form.pdf
- **Walmart Community Grant Program** (likely opens Feb 2022) <https://walmart.org/how-we-give/local-community-grants>
- **Yancey P. Winans Community Grant** (due March 1) up to \$5000, Primarily for "summer programs for Walla Walla Valley children and young people" - <https://www.bakerboyer.com/about/community-impact/scholarships-and-grants/yancey-p-winans-community-grant>
- **Baker Boyer Legacy Giving Program** - **February 15th** <https://www.bakerboyer.com/about/community-impact/legacy-giving-program>
- **George T. Welch Community Grant** (due July 31) \$4000 “for the enrichment of Walla Walla County” <https://www.bakerboyer.com/about/community-impact/scholarships-and-grants/george-t-welch-community-grant>

I also ran across three different Trusts/Foundations that have given grants to local orgs in the past but don’t have a transparent application process so we would need to know somebody:

- Joseph L Stubblefield Foundation
- Bonnie and Clifford Braden Foundation
- Mary Garner Esary Trust

I particularly think the three grants run out of Baker Boyer would be a good opportunity. I also think it could still be beneficial to connect directly with Pacific Power and Columbia REA about running electricity into the park. LMK your thoughts!

Emily

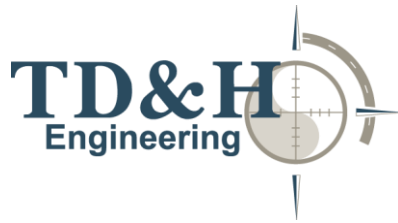
Emily Brown (she/her) | Policy Advocate, Blue Zones Project - Walla Walla Valley
W : 509.676.4321 - M : 509.386.7673 – emily.brown@Sharecare.com



BLUE ZONES PROJECT

We aspire to improve the well-being of everyone, everywhere, community-by-community.
wallawallavalley.bluezonesproject.com | [Follow us on Facebook](#)

210 Main Street
Lewiston, ID 83501



208.746.0938
tdhengineering.com



AUTUMN MEADOWS SUBDIVISION DEFICIENCY ANALYSIS

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

TD&H JOB NO. L20-053

JANUARY 2021

GREAT FALLS, BOZEMAN, KALISPELL & SHELBY, MT | SPOKANE, WA | LEWISTON, ID | WATFORD CITY, ND | MEDIA, PA

Table of Contents

SECTION 1 – INTRODUCTION	1
1.1 Overview.....	1
1.2 Guiding Principles and Objectives.....	1
1.3 Planning Process.....	3
1.4 Assumptions and Disclaimer.....	3
SECTION 2 – EXISTING INFRASTRUCTURE	4
2.1 Utilities	4
2.2 Transportation & Roadways.....	4
SECTION 3 – REQUIRED EASEMENTS AND DEDICATIONS	9
3.1 Dedications.....	9
3.2 Easements.....	9
SECTION 4 – VALUE OF ASSETS.....	10
4.1 Value of Properties	10
4.2 Value of Infrastructure.....	20
4.3 Other Assets	26
SECTION 5 - THIRD PARTY INTERESTS	26
SECTION 6 - PROPERTY TITLE SEARCHES	26
SECTION 7 - BENEFITS AND LIABILITIES.....	26
7.1 Benefits.....	26
7.2 Liabilities.....	26
SECTION 8 - RECOMMENDATIONS	27
8.1 Summary of Estimated Values.....	27
8.2 Transportation & Roadways.....	29
8.3 Properties	29
8.4 Conclusion.....	29

Table of Figures

Figure 1: Autumn Meadows Subdivision	2
Figure 2: Autumn Meadows Roadways.....	6
Figure 3: Autumn Sidewalk	7
Figure 4: Autumn Meadows Curb & Gutter.....	8
Figure 5: HOA Owned Parcels	11
Figure 6: Park Play Structure	12
Figure 7: Park Retaining Wall.....	13
Figure 8: Retaining Wall Post Condition	13
Figure 9: Retaining Wall Condition	14
Figure 10: Park Picnic Shelter.....	15
Figure 11: Shelter Concrete Pad.....	15

Figure 12: Shelter Concrete Pad	16
Figure 13: Pest Access - Soffit of Picnic Shelter.....	16
Figure 14: Common Area “B”	17
Figure 15: Common Area “C” - West Side	17
Figure 16: Common Area “C” - North Side	18
Figure 17: Common Area “C” - West Side	18
Figure 18: HOA owned Parcel 350736970328	19
Figure 19: Pavement Condition - S.E. Falbo Drive	20
Figure 20: Pavement Condition - S.E. Trentwood Drive	21
Figure 21: Pavement Condition - S.E. Moorbrook Court.....	21
Figure 22: Pavement Condition - S.E. Newgate Court.....	22
Figure 23: Sidewalk Displacement	23
Figure 24: Curb Damage.....	23
Figure 25: Stormwater System	25

Table of Tables

Table 8.1: Estimated Values	28
-----------------------------------	----

SECTION 1 – INTRODUCTION

1.1 Overview

The City of College Place has been petitioned by the Autumn Meadows Homeowners Association (HOA) to consider assumption of the private infrastructure within the Autumn Meadows Subdivision, see Appendix A. It is a 74 tax lot subdivision located south of 12th Street, north of State Route 125, west of the Commercial Drive subdivision, and east of the County Estates mobile home park subdivision, see Figure 1 and the plat map in Appendix B. The HOA would like to dissolve and have all assets, liabilities, and maintenance transferred to the City. The HOA in this subdivision owns stormwater facilities, roadways, sidewalks, curb and gutter, street lighting, three creek lots and park property. This document presents an infrastructure and deficiencies analysis of the subdivision as required to be completed per College Place Municipal Code (CPMC) 3.22.040.

1.2 Guiding Principles and Objectives

In accordance with CPMC 3.22.040 (see Appendix C) this document provides the infrastructure/standards deficiencies analysis for the City. This document presents the HOA's current infrastructure, financial obligations, and condition of facilities to assist in the decision by City Council regarding assumption of the Autumn Meadows private infrastructure.

As stated in the ordinance, after reviewing this analysis,

...the council shall notify the petitioner of:

1. The infrastructure the city would be willing to assume;
2. The offsetting properties and assets the city would be willing to accept;
3. Required easements and easement terminations;
4. Schedule of valuations for the elements identified above;
5. The net costs owed either by or to the petitioner;
6. Assessment schedule for repayment of full net cost owed (through LID); and
7. Any other conditions of assumption.

At which time the petitioner can choose to continue with assumption of the infrastructure and continue the process according to the ordinance, or they may withdraw their request for assumption.



NOT FOR CONSTRUCTION

AUTUMN MEADOWS HOA

AUTUMN MEADOWS SUBDIVISION
COLLEGE PLACE, WASHINGTON

TD&H
Engineering

208.746.0938 • tdhengineering.com

210 MAIN ST. • LEWISTON, IDAHO 83501

DRAWN BY:	JLB
DESIGNED BY:	--
QUALITY CHECK:	LBA
DATE:	JANUARY 2021
JOB NO.	L20-053
CAD NO.	L20-053

1.3 Planning Process

The planning process included a site visit to gain a full understanding of the subdivision and the assets therein. The GIS Database Inventory of sidewalks and curb ramps recently completed for the City was accessed and utilized for pertinent information which reduced the amount of field time required to document the subdivision. The site visit was documented with photos and notes as to complete the inventory already started in the GIS database.

TD&H has worked with the City to develop the analysis to ensure all deliverables match the needs of the City for their use in making an educated decision regarding assumption of the infrastructure.

Online assessor information was accessed in addition to a title report provided by the HOA to determine assessed values of properties, liabilities, and third-party interests in the infrastructure and properties, see Appendix D.

TD&H has worked with the HOA to gather information relevant to this analysis in order to provide a planning level construction cost estimates to analyze the value of existing infrastructure and the cost to raise it to City Standards, or the "cost-to-cure".

The privately held infrastructure has been quantified with the value and deficiencies documented. Net costs owed by, and to, the petitioner have been documented.

1.4 Assumptions and Disclaimer

This document is based on information provided by the HOA, observed on site, and obtained online from the assessor's office. If any information provided or obtained by the HOA or the assessor's office is incorrect, then corresponding information and conclusions will reflect such. Quantifying the value of roadways, infrastructure and park properties is subjective in nature and can vary greatly based on individual perception. The facts presented in this document should be held with greater regard than any assumptions of value due to subjectivity of such evaluations.

SECTION 2 – EXISTING INFRASTRUCTURE

2.1 Utilities

Utilities within the subdivision are owned by varying entities. The following utilities are known to be near or in the area of the subdivision:

- Cascade Gas, natural gas
- Columbia REA, underground power
- Pacific Power, overhead power

Cable, phone, and internet lines may be within the right of way as well.

The plat map from 2000 (see Appendix B) states, “Right-of-way on all public streets are 50 feet. Right-of-way on all private streets are 40 feet.” Therefore, S.E. Newgate Drive and S.E. Scenic View Drive have a 50-foot right-of-way, whereas all other drives and courts within the subdivision have a 40-foot right-of-way. Another note on the plat states “There is a public utility easement over and across the full right-of-way width of all private roads.”

Water and sewer owned and maintained by the City of College Place exist within the rights-of-way of the subdivision.

The stormwater system withing Autumn Meadows is currently owned and maintained by the HOA. Based on the Falbo Addition plan set dated in 1999 and from visual observation of the site, it appears that the stormwater from the subdivision is routed to three separate water retention swales with a system of catch basins and storm drain.

2.2 Transportation & Roadways

Autumn Meadows HOA owns and maintains the private roads S.E. Fablo Drive, S.E. Trentwood Drive and the cul-de-sacs of S.E. Surita Court, S.E. Moorbrook Court, and S.E. Newgate Court. Despite the implications of the word “private”, without fencing or gating of a community, private roadways are designated for public use. The title of ‘private’ simply distinguishes that a private entity is responsible for maintenance. The HOA is tasked with all long-term maintenance such as pavement replacement as needed and short-term maintenance that may include plowing, de-icing and sanding of roadways. Nearly all the roads within the subdivision have curbs, gutter, storm drains, and five-foot wide sidewalks. Portions of two HOA parcels do not have sidewalk.

Autumn Meadows HOA maintains nearly 30,100 square feet of roadway, approximately 3,545 linear feet of 6-inch curb and gutter, approximately 3,100 feet of sidewalk and eight streetlights. Note that only four streetlights are on HOA owned property, however, the electricity for all eight streets lights within the subdivision are paid for by the HOA. See Figures 2, 3, and 4.

Private roadways within the subdivision have widths of 24-foot from curb to curb, affectively providing 12-foot lanes (11-feet of asphalt with a one-foot gutter). There is no centerline striping, fog lines, crosswalk markings, or stop bars within the Autumn Meadows subdivision.

All curb radiuses within the subdivision are 20-feet, which conforms to the City Standards for minimum radius. ADA ramps are non-compliant with current City and ADA standards. In all instances they lack truncated domes, and every ramp has slopes greater than allowable for ADA compliance. Nearly every driveway approach within the subdivision exceeds the allowable slope per ADA standards; two driveway approaches are in compliance. The City does not consider this a deficiency that detracts from the potential assumption of the HOA by the City.



Approximately :
3042 Square Yards of Asphalt



NOT FOR CONSTRUCTION

AUTUMN MEADOWS ROADWAY

AUTUMN MEADOWS SUBDIVISION
COLLEGE PLACE, WASHINGTON

TD&H
Engineering

208.746.0938 • tdhengineering.com

210 MAIN ST. • LEWISTON, IDAHO 83501

DRAWN BY:	JLB
DESIGNED BY:	--
QUALITY CHECK:	LBA
DATE:	JANUARY 2021
JOB NO.	L20-053
CAD NO.	L20-053

2

Approximately :
3096 Total Linear Feet of Sidewalk

SE Newgate Drive

330 linear feet
of Sidewalk

SE Fablo Drive

37 linear feet
of Sidewalk

183 linear feet
of Sidewalk

SE Trentwood Drive

460 linear feet
of Sidewalk

SE Moorbrook Court

960 linear feet
of Sidewalk

695 linear feet
of Sidewalk

SE Fablo Drive

SE Surita Court

SE Scenic View Drive

SE Newgate Court

431 linear feet
of Sidewalk

0 75' 150' 225'
SCALE

NOT FOR CONSTRUCTION

AUTUMN MEADOWS SIDEWALK

AUTUMN MEADOWS SUBDIVISION
COLLEGE PLACE, WASHINGTON

TD&H
Engineering

208.746.0938 • tdhengineering.com

210 MAIN ST. • LEWISTON, IDAHO 83501

DRAWN BY:	JLB
DESIGNED BY:	--
QUALITY CHECK:	LBA
DATE:	JANUARY 2021
JOB NO.	L20-053
CAD NO.	L20-053

3

Approximately :
3545 Total Feet of Curb & Gutter

639 feet of
curb & gutter

SE Fablo Drive

1330 feet of
curb & gutter

SE Trentwood Drive

695 feet of
curb & gutter

SE Moorbrook Court

460 feet of
curb & gutter

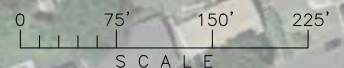
SE Newgate Drive

SE Surita Court

SE Scenic View Drive

SE Newgate Court

431 feet of
curb & gutter



NOT FOR CONSTRUCTION

AUTUMN MEADOWS CURB & GUTTER

AUTUMN MEADOWS SUBDIVISION
COLLEGE PLACE, WASHINGTON

TD&H
Engineering

208.746.0938 • tdhengineering.com

210 MAIN ST. • LEWISTON, IDAHO 83501

DRAWN BY:	JLB
DESIGNED BY:	--
QUALITY CHECK:	LBA
DATE:	JANUARY 2021
JOB NO.	L20-053
CAD NO.	L20-053

4

SECTION 3 – REQUIRED EASEMENTS AND DEDICATIONS

3.1 Dedications

Dedication of right-of-way was determined when the subdivision was platted and reads, “Right-of-Way on all Private Streets are 40 feet.” If the City assumes the HOA roadways, they will be considered public streets instead of private streets, however the right-of-way will remain 40-feet wide with only the terminology needing to be changed in future legal documents as needed. There is no legal process to re-designate the roadways, rather the process of assumption will serve as legal documentation of the assumption as public right-of-way.

3.2 Easements

The current utility easements, as stated on the 1999 Autumn Meadows Plat Map, reads “There is a public utility easement over and across the full right-of-way width of all private roads.” As stated above, that right-of-way width is 40-feet on all private roadways. Additionally, all properties in the subdivision have a 10-foot utility easement along the designated right-of-way as delineated on the face of the plat map. It is not expected that any additional easements will be needed now or in the foreseeable future. As the current easements are sufficient for utility work.

It is assumed that many private properties share the same easements that the four HOA owned lots have, as follows:

1. Pacific Power & Light Company for electric distribution line and equipment, recorded August 12, 1943,
2. Cascade Natural Gas Corporation for constructing, maintaining, inspecting, operating, protecting, repairing, replacing, altering, and removing pipeline(s) for the transportation of oil, gas, and other products, recorded August 6, 1956.
3. Columbia Rural Electric Association Incorporated for electric transmission equipment, recorded July 16, 1999.
4. 10-foot utility easement as delineated on the face of the plat.

Please note that the 1956 Cascade Natural Gas Easement was a blanket easement to cover installation of a gas distribution main in the general area of Autumn Meadows. That gas main has since been abandoned (in approximately 2017). A representative from the gas company has stated that the company is willing to sign any documents releasing the easement by any interested parties. See Appendix E for location of abandoned gas main and the corresponding email.

SECTION 4 – VALUE OF ASSETS

4.1 Value of Properties

Four parcels are currently HOA owned: Three parcels have Stone Creek running through them, and the fourth parcel is the park, see Figure 5. On the county assessor's website none of the four lots are taxed. The four HOA owned lots all have a Land Use Code designation of "99" which correlates to the Washington State Land Use Code "Other undeveloped land" (see Washington Administrative Code 458-53-030). The most eastern lot with the creek flowing through it has an assessed value of \$100, none of the other lots have an assessed value. The four HOA owned lots are not currently taxed. All four lots contribute to the green space within College Place city limits. A value on green space can be difficult to determine and is often subjective based on the meaningfulness of it to an individual or entity.

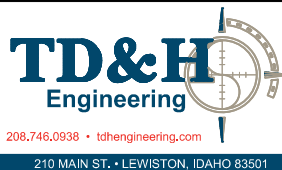
The park will require regular landscaping maintenance. Extrapolating from the College Place 2020 Park Budget, see Appendix F, College Place currently spends approximately \$12,054 per acre per year on park maintenance. Using that value, Autumn Meadows park property is expected to cost approximately \$5,183 for yearly maintenance. Currently the HOA pays approximately \$7500 a year for water and landscaping/groundskeeping for the HOA owned properties. According to a local real estate agent, the fair market value of the property itself is approximately \$85,000 due to the sloping nature of the parcel. There is not an expected cost to correct for the park parcel.



NOT FOR CONSTRUCTION

AUTUMN MEADOWS HOA

AUTUMN MEADOWS SUBDIVISION
COLLEGE PLACE, WASHINGTON



DRAWN BY:	JLB
DESIGNED BY:	--
QUALITY CHECK:	LBA
DATE:	JANUARY 2021
JOB NO.	L20-053
CAD NO.	L20-053

The existing play structure, see Figure 6 below, needs immediate basic maintenance of sealing the roof to prevent pest infestation at the cost of a couple hours of city maintenance staff time and some caulking. The play structure was not analyzed for its structural integrity although it is advised to have it evaluated to ensure it meets safety and regulatory requirements. Based on comparative installed playground structures, the cost of replacement is approximately \$8000. Playground structure useful life expectancy is 10 years; thus, the equipment is considered to have no value. A cost to correct value of \$500 was assigned for the immediate basic maintenance needs.

Figure 6: Park Play Structure



The retaining wall, see Figure 7, around the play area is in poor condition and in need of reconstruction, see Figures 8 and 9. The wall is approximately 3 ½ feet above ground with an approximate above ground area of 264 sq. ft. The useful life for a retaining wall is 20-years and it is assumed that it was constructed nearly 20-years ago between 2000 and 2002. Prices for constructing retaining walls range widely by complexity and construction material, typically costing between \$15 and \$30 a square foot. The estimated rebuild cost is \$3,960 to \$7,920, however that cost could increase if tiebacks or engineering are required by local, state or federal building codes. Considering the useful life expectancy and the condition of the wall, it has no current value. A cost to correct value of \$7,920 was assigned to rebuild the retaining wall.

Figure 7: Park Retaining Wall



Figure 8: Retaining Wall Post Condition



Figure 9: Retaining Wall Condition



The 200-square-foot picnic shelter, see Figure 10 below, is in relatively good condition with an expected useful life of 20-years which is nearly exceeded dependent on the date of construction. The structure appears that it will exceed it's expected useful life but needs maintenance. The shake shingles are aged, and some need replaced. The concrete pad shows significant cracks, see Figure 11, however the cracks do not affect the functionality of the shelter. The CMU wall has damaged areas as seen in Figure 12 that should be repaired as they could be considered a safety hazard. The shelter needs basic pest infestation measures taken, see Figure13. This structure was not evaluated for structural integrity although it is advisable to do so. The original construction cost is unknown and cost to rebuild can vary greatly: will a new building owned (if owned and maintained by the City) require ADA sidewalks to it? Assuming a construction cost of \$12,000 and a useful life of 20-years, the shelter has fully depreciated therefore, no value was assigned it and the cost to correct is \$2,000.

Figure 10: Park Picnic Shelter



Figure 11: Shelter Concrete Pad



Figure 12: Shelter Concrete Pad



Figure 13: Pest Access - Soffit of Picnic Shelter



The three lots containing Stone Creek, are heavily vegetated. Assessor information for all three lots is in Appendix D. Common Area “B” is approximately 0.14 acres with Stone Creek meandering through it. The lot is brush covered and served as green space within City limits, See Figure 14. This parcel is not considered to have any value and has a cost to correct of \$2,000 for basic vegetation cleanup and tree evaluation by an arborist.

Figure 14: Common Area “B”



Common Area “C” is approximately 0.57 acres with Stone Creek flowing near the middle of the lot. Two storm water swales are on the south side of the property. A strip of grass is maintained on the north, east, and west side of the lot, with the rest of the lot heavily vegetated, see Figures 15, 16, and 17. This parcel is not considered to have any value, and has a cost to correct of \$12,000 for vegetation cleanup, tree evaluation by an arborist and tree removal.

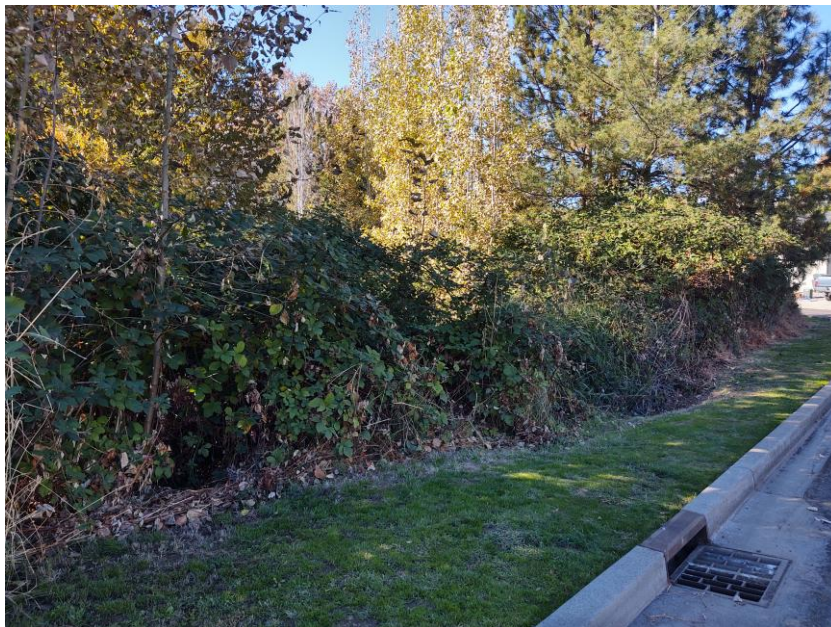
Figure 15: Common Area “C” - West Side



Figure 16: Common Area “C” - North Side



Figure 17: Common Area “C” - West Side



Parcel 350736970328 is the eastern most HOA owned lot in the subdivision that Stone Creek runs through. It is approximately 0.10 acres vegetated with cat tails and other wetland grasses, see Figure 18. This parcel has a value of \$100 and does not have a cost to correct since there are no large trees of concern and the vegetation is appropriate for a stream/wetland area.

Figure 18: HOA owned Parcel 350736970328



4.2 Value of Infrastructure

Roadway

Roadways do not have a specific assessed value by the City; however, a value can be contrived by evaluating the cost of construction divided by the expected useful life in years and then multiplying by the number of useful years left. The roadways within Autumn Meadows were platted in the year 2000 and assumed to be constructed in 2001. Using the calculation method described above with a lifespan of twenty years (as stated in the College Place 2020 Financial Policy) the roadways are fully depreciated. Therefore, no value was assigned to them. Condition of the roadway is such that the asphalt section needs to be replaced. The cost to reconstruct the pavement section is estimated at \$232,950. Construction costs were calculated based on recent construction bid tabs for a roadway project in Washington state. Design and construction management fees were not included. See Figure 19, and 20, 21, and 22 for photos of pavement condition.

Figure 19: Pavement Condition - S.E. Falbo Drive



Figure 20: Pavement Condition - S.E. Trentwood Drive



Figure 21: Pavement Condition - S.E. Moorbrook Court



Figure 22: Pavement Condition - S.E. Newgate Court



Street Lights

The four utility lights in the subdivision have a construction replacement value of approximately \$50,000 dollars. College Place has established a useful life of 15 years which has been exceeded. The streetlights are fully depreciated; therefore, no value was assigned to them. The streetlights appear to be in good working order and there is no cost to correct.

Sidewalk, ADA Ramps, Curb and Gutter

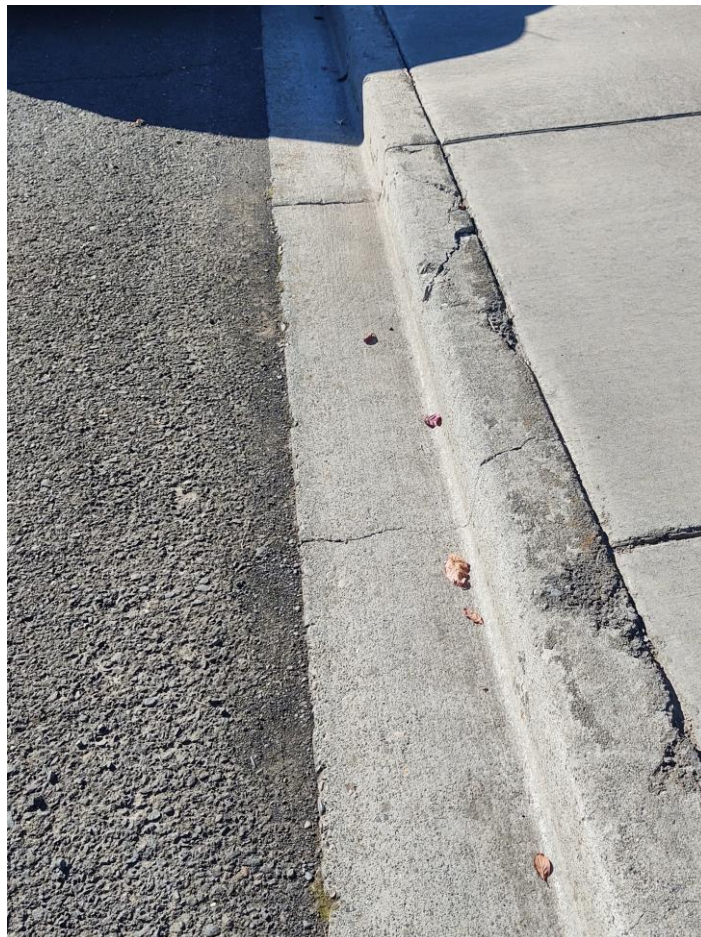
Sidewalk and curb and gutter within the subdivision are in relatively good condition with limited isolated areas in need of maintenance or repair. Two areas of sidewalk need either adjustment of the concrete panel or concrete grinding in order to achieve ADA compliance, see Figures 23 and 24. Yellow paint on select areas of curbing is in poor condition and in need of repainting. The College Place 2020 Financial Policy states a useful life of 20 years for sidewalk, curb, and gutter therefore they are fully depreciated, and no value was assigned to them. It is estimated that the cost to correct the sidewalks and curb and gutter is \$3,000.

Pedestrian ramps are non-compliant with ADA regulations and will need to be rebuilt in order to comply. The ramps are estimated to cost \$4,000 per ramp for a total of \$44,000.

Figure 23: Sidewalk Displacement



Figure 24: Curb Damage



Stormwater System

The stormwater system consists of an estimated 455-feet of 10-inch PVC pipe, 11 catch basins and three stormwater swales based on the Falbo Addition plan set dated in 1999, see Figure 25 and Appendix H. Stormwater inlet grates conform to the City Standards. Culverts for Stone Creek and stormwater swales were not visible during the site visit due to vegetation; thus, their condition was not assessed. However, the City assessed the condition and determined that the swales in Common Area "C" need brush and vegetation removed. There is also concern over the size of trees either in or near the swales and it is advised an arborist assess the condition of the trees and the risk to nearby residential buildings. The storm system at the end of Newgate Court needs roots removed from the pipe connecting the catch basin to the swale.

Storm drains have a useful life of 50 years, whereas culverts have a useful life of 25 years and swales have a useful life of 60 years.

Storm Drain Piping:

$$(\$19,110 \div 50 \text{ years}) \times (50 \text{ years} - 20 \text{ years}) = \mathbf{\$11,466}$$

Catch Basins:

$$(\$26,400 \div 50 \text{ years}) \times (50 \text{ years} - 20 \text{ years}) = \mathbf{\$15,840}$$

Swales:

$$(\$12,000 \div 60 \text{ years}) \times (60 \text{ years} - 20 \text{ years}) = \mathbf{\$8,000}$$

Culverts:

$$(\$14,400 \div 25 \text{ years}) \times (25 \text{ years} - 20 \text{ years}) = \mathbf{\$2,880}$$

The cost to correct these items is as follows:

Catch basins and storm drain piping needs to be cleaned out at an estimate cost of \$4,750. Culverts should be inspected but no cost to correct was assigned. The swales need a considerable amount of evaluation and maintenance that is estimated at \$12,000.



Approximately :
455 Linear Feet of 10-inch PVC Storm Drain Pipe
Three Culverts
Three Stormwater Swales
11 Catch Basins



NOT FOR CONSTRUCTION

AUTUMN MEADOWS Storm Drain System

AUTUMN MEADOWS SUBDIVISION
COLLEGE PLACE, WASHINGTON



DRAWN BY:	JLB
DESIGNED BY:	--
QUALITY CHECK:	LBA
DATE:	JANUARY 2021
JOB NO.	L20-053
CAD NO.	L20-053

25

4.3 Other Assets

The Home Owner's Association indicated they had a checking account and a savings account and, as of 2019, current cash assets were reported as approximately \$64,500.00.

SECTION 5 - THIRD PARTY INTERESTS

Assumption or declining the assumption of this area is not expected to have any impact on third parties. Existing utilities and easements shall remain in place regardless of the decision made by College Place. No other parties are expected to be affected through this process.

SECTION 6 - PROPERTY TITLE SEARCHES

The title reports provided by the HOA addresses all four HOA owned properties and show that the titles are clear with no other claims of ownership, liens, or legal obligations to others. The HOA has complete control and ownership of the properties with full rights to sell or transfer it as desired. These parcels have four easements summarized below:

5. Pacific Power & Light Company for electric distribution line and equipment, recorded August 12, 1943,
6. Cascade Natural Gas Corporation for constructing, maintaining, inspecting, operating, protecting, repairing, replacing, altering, and removing pipeline(s) for the transportation of oil, gas, and other products, recorded August 6, 1956.
7. Columbia Rural Electric Association Incorporated for electric transmission equipment, recorded July 16, 1999.
8. 10-foot utility easement as delineated on the face of the plat.

SECTION 7 - BENEFITS AND LIABILITIES

7.1 Benefits

This acquisition will benefit College Place residents living within Autumn Meadows. All residents within the HOA have declared their desire, or at the least their agreement, for the acquisition. Having the City take over the maintenance of the 20-year-old infrastructure removes the burden of maintenance, repair, and replacement from the HOA. Benefit to the City of taking over the infrastructure is the City's ability to maintain the rights-of-way and retain property values of lots on well-maintained roadways.

The City of College Place will benefit by owning an increased amount of green space within City limits.

7.2 Liabilities

The HOA currently has the liability of needing to maintain and repair the infrastructure outlined above.

Should the City take over the assets as outlined, the City will have the increased liability of approximately 30,100 square feet of roadway, approximately 3,545 linear feet of 6-inch curb and gutter, approximately 3,100 linear feet of sidewalk. Additionally, the City will assume maintenance of the storm system, three stormwater swales and four streetlights within the subdivision. City ownership of the park increases maintenance, landscaping, and utility costs to the City.

Pavement varies in condition on the private roadways and cul-de-sacs in Autumn Meadows. It appears that little or no maintenance has been done on the roadways since they were constructed. Patched areas from utilities are evident and differ in condition as well. These patches were likely done utility repairs or maintenance. The roadway needs replacement.

Although approved during design, the existing 5-foot sidewalk does not meet the City's current minimum width of 6-feet. However, in a residential neighborhood, the additional sidewalk width does not improve the function of the walkway.

Should the HOA disband or cease to exist, the City could be left with a subdivision in a state of disrepair and have no organization to coordinate the required improvements with. Degraded streets lower property values and associated revenues. Without appropriate remediation, this could lead to a decline of the overall vitality of the subdivision and quality of life of its residents. At this point, improvements to the subdivision would be much more costly to the City and taxpayers.

SECTION 8 - RECOMMENDATIONS

8.1 Summary of Estimated Values

The table below summarizes the considered properties and infrastructure and their useful life, new value, remaining useful life, depreciated values, cost to correct, and operation and maintenance (O&M) cost. The values in the table do not include an estimate of engineering fees, construction management costs, or other fees required to complete these projects.

Table 8.1: Estimated Values

Item	Expected Useful Life	New Construction Cost/Value	Remaining Useful Life	Depreciated Value	Cost to Correct	O&M
Properties						
Common Area "A" (Park) Land Value				\$85,000.00	\$ -	\$7,500.00
Common Area "B" Land Value	NA	NA	NA	\$ -	\$ 2,000.00	\$ 300.00
Common Area "C" (Park) Land Value	NA	NA	NA	\$ -	\$ 15,000.00	\$1,000.00
Common Area Parcel 350736970328	NA	NA	NA	\$ 100.00	\$ -	\$ 200.00
Infrastructure						
Roadway (asphalt only)	20	\$ 232,916	0	\$ -	\$ 232,950.00	\$3,000.00
Curb & Gutter	20	\$ 174,517	0	\$ -	\$ 1,500.00	\$ -
Sidewalk	20	\$ 161,680	0	\$ -	\$ 1,500.00	\$ -
ADA Ramps	20	\$ 44,000	0	\$ -	\$ 44,000.00	\$ -
Storm Drain	50	\$ 19,110	30	\$11,466.00	\$ 2,500.00	\$1,000.00
Catch Basins	50	\$ 26,400	30	\$15,840.00	\$ 2,250.00	\$1,000.00
Swales	60	\$ 12,000	40	\$ 8,000.00	\$ 12,000.00	\$1,000.00
Culverts	25	\$ 14,400	5	\$ 2,880.00	\$ -	\$1,000.00
Street Lights	15	\$ 50,000	0	\$ -	\$ -	\$2,500.00
Park						
Play Structure	10	\$ 5,000	0	\$ -	\$ 500.00	\$ 100.00
Retaining Wall	20	\$ 7,920	0	\$ -	\$ 7,920.00	\$ -
Picnic Shelter	20	\$ 12,000	0	\$ -	\$ 2,000.00	\$ 100.00
Fence between lots	25	\$ 1,890	5	\$ 378.00	\$ 500.00	\$ -
Totals:		\$ 761,833.12		\$ 123,664.00	\$ 324,620.00	\$ 18,700.00

NOTE: The values shown in the table are planning estimates only, based on observations, experience, available data, and necessary assumptions to complete a report of this nature. Before undertaking any or all of these repairs, it is advised construction estimates and quotes be obtained from qualified contractors.

Depreciated Value = \$123,664.00

Cost to Correct = \$324,620.00

Liability of Assumption = \$200,956.00

Liability of O&M = \$18,700.00

HOA Cash Assets = \$64,500.00

The liability of assumption to the City is shown above. This is the difference between the remaining depreciated value of the properties and infrastructure and the cost to correct them to current City Standards.

The liability of O&M is an estimate of annual cost to the City to operate and maintain the assets listed in the table.

The Home Owner's Association maintains a bank account balance which may be used to offset immediate costs of getting projects through the planning/design phase and/or the construction of those projects.

8.2 Transportation & Roadways

The roadways owned by the HOA need repair. The asphalt section, while currently providing acceptable access to the properties needs repair as outlined in the body of the report. This is the largest liability to the City in taking over ownership of the infrastructure and it is critical to the property values of the subdivision. Any transfer of ownership needs to consider the process by which the repair of the street can be accomplished. An obvious add-on to this project would be the installation of ADA ramps.

8.3 Properties

The park has value as a developed green space and as a developable lot. This value was accounted for in the table in section 8.1.

The other properties are of limited value and increase liability to the City. However, they should be transferred with the infrastructure as they contain key drainage and storm water management components best maintained by the City. It is assumed any recoverable value of the property would be offset by the cost to improve it. Assigned values and costs to correct are estimated in the table in section 8.1.

8.4 Conclusion

There is room for negotiation on both sides and it is ultimately up to the parties as to how they choose to move forward. The report above summarizes the known assets of the HOA and benefits and liabilities associated with transferring ownership to the City.

It is in the interest of the City and the HOA to transfer all assets into the ownership of the City, removing the liability of maintaining these assets from the City's taxpayers who own lots within the HOA. This will allow the City to maintain critical infrastructure to an acceptable level to retain property values and the vitality of a subdivision within the City limits. Given the disparity between the depreciated value and the cost to correct, a local improvement district may be formed from the HOA area to immediately address the cost to repair the streets within the subdivision. HOA cash assets may be used to pay necessary planning, design, and legal fees associated with such repairs.



College Place Public Schools SEEK Grant Application Narrative:

College Place Public Schools, at the direction of its Board of Directors is pursuing funding avenues to support our students in healthy activities. We have seen a significant decline in student health, level of physical activity, and ability to successfully interact with other same-age peers. Due to the isolation of the pandemic, finding an array of activities that can persist year-round to keep students engaged will be critical to our community students' growth moving forward. This request will support our current endeavors to provide after-school and weekend activities to keep our students active.

We are looking to target students exiting grades Kindergarten through four for summer 2022 from our Elementary School (Davis Elementary) and hoping to support the private elementary students in our community as well if possible. The goal will be to bridge the roughly ten weeks of summer with week long instruction and engagement in fun activities. Students of all income levels will be able to participate as we utilize a sliding scale to adjust costs based on their Federal Free/Reduced Meal status. We would expect that we could staff roughly 100 campers over the summer to provide for proper supervision. The District would offer its buses and facilities to be used without a rental fee; only gas, driver, and cleaning fees

The request is to fund four staff members full time for the duration of the summer to include four weeks included for recruitment, setup and logistics. Each employee will be full time at forty hours per week with hourly wages between \$18.00-\$28.00/hour depending on level (one supervisor and three employees). Each employee will be responsible for designing the lessons, games, and activities and for their instruction. Staff will be responsible for student supervision from arrival until departure.

Grant funds will be combined with District dollars to provide supplies that will allow for the use of shared spaces. Multiple portable soccer goals will allow for games on multiple fields simultaneously and support long-term development of larger programs. Portable pickleball nets and the equipment will allow for outdoor spaces of sidewalks and courts to become pickleball courts. Portable volleyball nets and standards too will allow for transforming any outdoor space into a useable volleyball court. Finally, Frisbee Golf goals will be purchased to create courses for students to use and enjoy.

The goal is to create a program that students can engage in numerous activities over a number of weeks that will promote them getting active, learning new skills, working as a part of team, gaining interpersonal and social skills, and return them for the 2022-2023 school year prepared and ready for success.

50Kiwanis Park Summer Day Camp
Provided by Camp Fire Walla Walla

Funds Requested: \$50,000

Program Focus Area(s): Youth Summer Day Camp (primary focus); Art Programs, Environmental Programs, STEM, Outdoor Recreation (secondary focus)

Communities Impacted: Low-income families, Rural or geographically isolated families (primary focus); English as a second language, Youth in foster care (secondary focus)

PROGRAM DESCRIPTION

Describe the youth experience the program will provide (what they will do):

The Camp Fire Day Camp experience includes a blend of small and large group activities that promote the Camp Fire mission: To provide youth with opportunities to find their spark, lift their voice, and discover who they are. We offer a wide variety of activities: sports and field games, art, music, science experiments, cooperative games, reading, skits and storytelling, gardening, swimming, hiking and nature exploration, and community service projects. Through these activities, we strive to help children explore new interests and develop skills, build healthy social-emotional connections with each other, improve physical and mental health, and practice leadership, communication, and solution-finding skills.

Detail how the program will prioritize activities that promote students connecting socially with their classmates, encourage students to engage in physical activity, and address participants' mental health and academic needs:

To meet the social, emotional, and academic needs of our campers and to provide them with engaging and enriching outdoor experiences, we plan activities with some (very positive) ulterior motives in mind. Rather than just including simple directions for accomplishing each activity or task, our day camp lesson plans have a deeper purpose. For instance, while campers may think they are simply making a list of activities they would like to do, Camp Fire staff teach them the process of brainstorming, what it means to reserve judgement, techniques for making sure everyone has a turn to express their opinion, methods of making fair decisions

together, discussing pros and cons, etc. An art project is rarely just an art project; a soccer game is rarely just a soccer game...they are opportunities to develop social-emotional skills with the guidance of camp counselors who are skilled in the art of facilitation.

Describe how each program will enhance access for those who have been historically underserved or are struggling due to income disparities and/or COVID-19 impacts (students from low-income families, students of color, children with disabilities, English learners, migratory students, students experiencing homelessness, and children and youth in foster care)?

Our schedule and selection of activities promotes campers connecting socially with their peers and encourages physical activity. We offer children a chance to select activities that interest them individually, as well as plenty of opportunities to participate in group activities that they might not yet realize they enjoy. While we want campers to feel comfortable, we also want to challenge them to go outside their comfort zone...try new activities, meet new people, join an active game when they usually tend to like quiet reading, try painting when they usually gravitate toward sports. While our campers' parents appreciate the variety of activities, the aspect of day camp they appreciate most is having dependable, affordable childcare.

List ways in which the program will reduce/remove institutional and systemic barriers to participation.

- Income Based Fees: The weekly fee will be variable based on family income, and additional scholarship funds will be available for families whose financial circumstances are further constrained.
- Bilingual Staff & Promotional Materials: Several of staff are bilingual/bicultural and able to help ESL families with registration. Our promotional and informational material will be printed in both Spanish and English.
- Central Location: Camp is intentionally located at Kiwanis Park, a central location that is within walking distance and/or on a bus route for families who lack transportation.

Explain how these funds allow your agency to provide services that it would not be able to otherwise.

Receiving these funds will allow us to set camp fees at a level that is financially affordable for more families and provide additional financial assistance to families with constrained incomes.

List program partnerships with organizations that work with underserved and/or economically disadvantaged youth populations.

We are partnering with the City of College Place (use of Kiwanis Park), Place Public Schools (emergency use of Davis Elementary), and United Way of the Blue Mountains (limited financial support) to provide Camp Fire Day Camp to families in the College Place school district.

Indicate whether the program for which you are seeking funds is fee-based. If fees are charged, please indicate whether your program will provide scholarships for underserved populations or other ways your program will ensure that costs are not a barrier.

The actual break-even cost of running this program is \$235 per child per week, assuming 40 participants. With grant funding, program fees will be set at \$150 per child per week. This is an \$85 subsidy per child per week, totaling \$34,000. We are also requesting an additional \$16,000 to provide additional financial assistance through scholarships to particularly low-income families. The financial assistance application process will be clear and well-promoted, and available in both English and Spanish. Beyond the \$50,000 total grant request, additional donations from local organizations and individuals will be sought to provide additional need-based financial assistance so that cost is not a barrier.

Provide the estimated number of hours each participant will spend outdoors:

Campers check-in between 7:30 – 9am and check-out between 4 – 5:30pm, and the program is based outside at Kiwanis Park picnic shelter. Although we can go inside Davis Elementary in the event of inclement weather, our campers will spend 7-10 hours outside every day.

Explain time frames during which the program will be offered. Include the number of hours per day or week as well as the planned dates for the program during the summer of 2022.

The program will run Monday – Friday for 10 weeks, June 20 – August 26. 7:30am – 5:30pm. Most campers attend for the full day, participating in activities for 35-50 hours per week.

YOUTH SERVED

Describe the K-12 youth (ages 4 to 21) who will participate and be served through this program.

The Camp Fire Day Camp program is available to children entering 1st– 6th grade this coming school year. They and their families are residents of College Place and/or students in the College Place school district.

Describe your outreach, specifically noting how you plan to serve those most impacted by the COVID-19 pandemic such as students from low-income families, students of color, children with disabilities, English learners, migratory students, students experiencing homelessness, and children and youth in foster care.

College Place has fewer outdoor recreation opportunities and a population that includes more financially strained families, more people of color, and more English language learners. We will share print and electronic materials in both Spanish and English and collaborate with local agencies who work closely with under-served populations to get the word out about our programs and financial assistance.

Explain how target youth populations will be recruited to participate.

Our recruiting includes Spanish-English printed materials which will be shared throughout the community and school district, with a particular focus on getting information into the hands of low-income families. Through the financial assistance application process, low-income families will have priority in registering early for the program.

Explain how these funds will create more access to underserved and/or economically disadvantaged youth.

With grant funding, program fees will be set at a level that is financially affordable and variable, based on families' income level, and additional financial assistance will be available to low-income, under-served families as needed.

List any barriers that prevent participants from outdoor programming?

We have tried to mitigate and minimize barriers that prevent children from participating in our program and are able to serve children experiencing a mild to moderate level cognitive and/or physical challenges.

Provide potential number of K-12 youth (ages 4 to 21) who would be served.

We hope to serve at least 40 children during each of the 10-week sessions.

Main Contact Information

Name: Janet Adams

Email: janet@wwcampfire.org

Phone: 5095253180



Project Costs Worksheet

Agency Name: SonBridge Center for Better Living

Program / Project Name: Valley Adventure Camps & Hispanic Youth Leadership

Indicate below how funds will be used and at what level, being as specific as possible. Staff training and travel and capital infrastructure costs are ineligible for funding. Equipment and supplies that relate directly to the program being offered (such as renting a bus or van for trips) are eligible. Supplies must not exceed a \$5000/unit maximum cost.

Project Costs	Summer 2022
Staff	\$ 13553
Equipment & supplies (i.e. sports equipment, art supplies, or water and snacks) <i>(must be directly related to program being offered)</i>	\$ 3972
Scholarships or subsidies	\$ 9350
Transportation	\$ 3300
Facilities	\$ 0
Professional Services (please be specific on type of service)	\$ 0
Fees for activities or field trips (such as entrance fees for field trips)	\$ 2200
**Meals	\$
Other (please specify)	\$
TOTAL	\$ 32375

**Is your agency a current sponsor of the OSPI meal program or are you planning on being a site for the first time in the summer of 2022? (Only if the answer is "no" can meals be an allowable expense.)

CITY OF COLLEGE PLACE: SIDEWALK GAPS

