



2022 State of the Infrastructure Presentation



Gray & Osborne, Inc.
CONSULTING ENGINEERS

State of the Infrastructure



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What Infrastructure?

- Water
- Wastewater Treatment/Collection System
- Mineral Water
- Stormwater
- Transportation
- Parks
- Funding – for infrastructure

Typical Infrastructure Funding Sources

- Ecology State Revolving Fund (SRF) – Wastewater & Stormwater
- Drinking Water State Revolving Fund (DWSRF) – Water Treatment, Source & Reservoirs
- Public Works Trust Fund (PWTF) – Water, Wastewater, Collections, Transportation – somewhat unlimited
- Community Development Block Grant (CDBG) – Water, Wastewater, Community Facilities, and Transportation
- Rural Development
- Community Economic Revitalization Board (CERB) – Economic Development projects
- Grant County SIP grant/loan program – Economic Development projects
- Transportation Improvement Board
- WSDOT – Ped Bike Safety, Safe Routes to Schools, Highway Safety Program

How Have We Funded Soap Lake's Projects?

Using almost EVERY Program Available!

12 Years – Approximately \$23 million in Projects

51% Grant, 39% loan, 10% City Match

- Ecology State Revolving Fund (SRF) – Wastewater & Stormwater
- Drinking Water State Revolving Fund (DWSRF) – Water Treatment, Source & Reservoirs
- Public Works Trust Fund (PWTF) – Water, Wastewater, Collections, Transportation
- Community Development Block Grant (CDBG) – Water, Wastewater, Community Facilities, and Transportation
- Rural Development – Water and Wastewater
- Community Economic Revitalization Board (CERB) – Economic Development Projects
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- Transportation Improvement Board - Transportation
- WSDOT – Ped Bike Safety, Safe Routes to Schools, Highway Safety Program
- Washington State – Recreation and Conservation Office



Water

- Planning, Source, Storage, Telemetry, Distribution
- Water Highlights
 - 2019: Completed Water System Plan
 - 2020/2021: Distribution (Phase II) and AMR Improvements
 - 2022: Distribution (Phase III) Improvements



Water – Source

| | <i>Well No. 1</i> | <i>Well No. 3</i> |
|-----------------|-------------------|-------------------|
| Date Drilled | 1940 | 1997 |
| Depth | 466 ft | 901 ft |
| Capacity | 1,000 gpm | 1,100 gpm |
| Water right, Qi | 2,050 gpm | |
| Water right, Qa | 896 ac-ft/yr | |



Well No. 3



Well No. 1

Water – Storage

| | <i>East Reservoir</i> | <i>West Reservoir</i> |
|--------------------|-----------------------|-----------------------|
| Material | Welded Steel | Bolted Steel |
| Capacity | 500,000 gal | 500,000 gal |
| Date Constructed | 1974 | 1996 |
| Overflow Elevation | 1246.7 ft | 1248.2 ft |

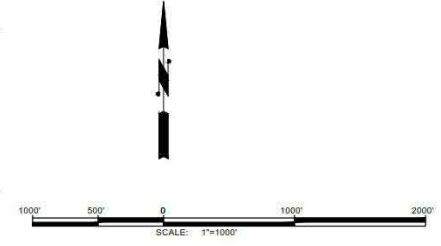
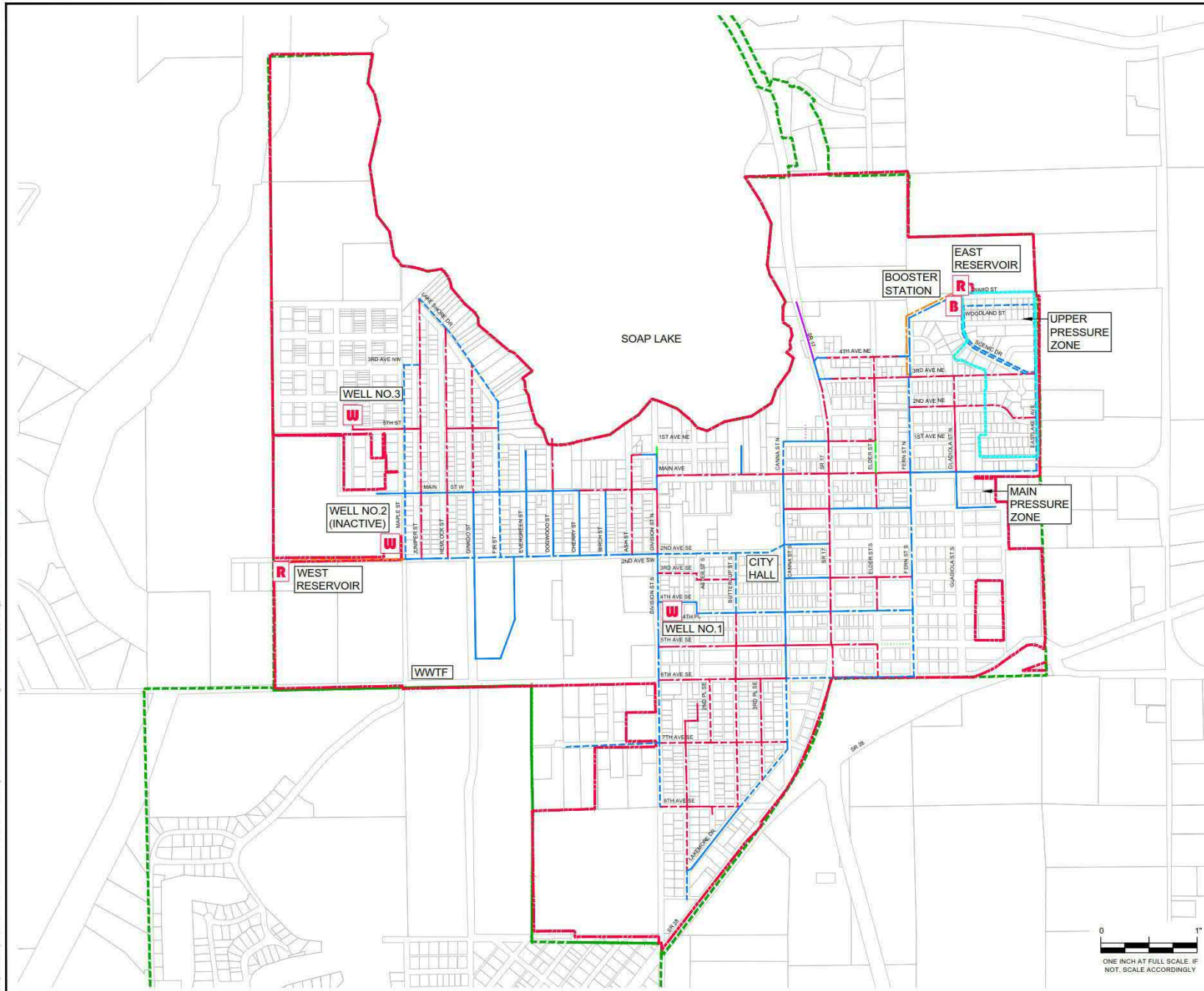


East Reservoir (Welded Steel)



West Reservoir (Bolted Steel)

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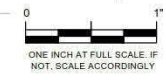
- R RESERVOIR
- W WELL
- B BOOSTER STATION
- CITY LIMITS
- - - UGA BOUNDARY
- PRESSURE ZONE

| PVC | DI | AC | STL |
|-------------|-------------|-------------|-----------------|
| — <3" WATER | — <3" WATER | — <3" WATER | <3" WATER |
| — 4" WATER | — 4" WATER | — 4" WATER | 4" WATER |
| — 6" WATER | — 6" WATER | — 6" WATER | 6" WATER |
| — 8" WATER | — 8" WATER | — 8" WATER | 8" WATER |
| — 12" WATER | — 12" WATER | — 12" WATER | 12" WATER |

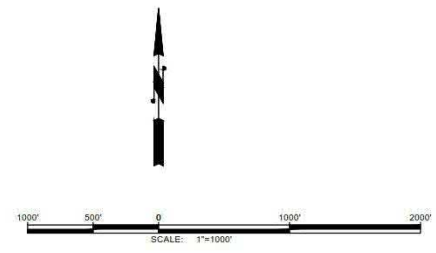
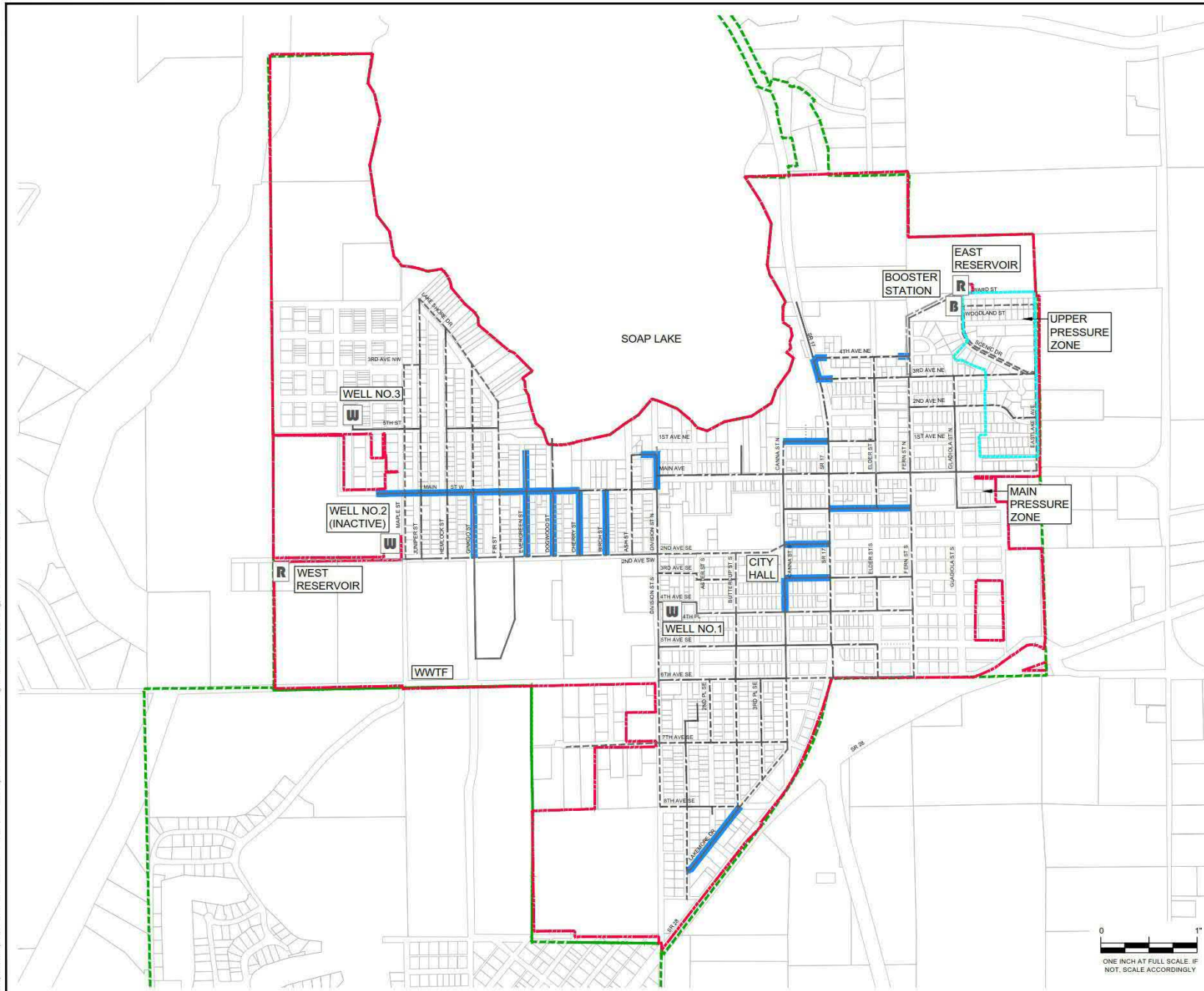
CITY OF SOAP LAKE
WATER SYSTEM PLAN
FIGURE 3
 EXISTING WATER SYSTEM



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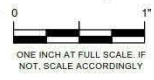
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LEGEND

- R RESERVOIR
- U WELL
- B BOOSTER STATION
- CITY LIMITS
- UGA BOUNDARY
- PRESSURE ZONE
- REPLACED WATER

| PVC | DI | AC | STL |
|---|--|--|--|
| <3" WATER | <3" WATER | <3" WATER | <3" WATER |
| 4" WATER | 4" WATER | 4" WATER | 4" WATER |
| 6" WATER | 6" WATER | 6" WATER | 6" WATER |
| 8" WATER | 8" WATER | 8" WATER | 8" WATER |
| 12" WATER | 12" WATER | 12" WATER | 12" WATER |




CITY OF SOAP LAKE

WATER SYSTEM PLAN

FIGURE 4

EXISTING WATER SYSTEM
WITH REPLACED WATER LINES



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Water – Summary

- Source:
 - Adequate source and water rights for 20 years
 - May need to replace Well No. 1 due to age
- Storage:
 - Adequate storage for 20 years
 - City anticipates replacing West Reservoir due to maintenance and leakage
- Telemetry
 - Improvements constructed as a part of Phase III
- Distribution
 - Improvements will result in 52% ductile/PVC (started out at 40%, 84,000 LF of pipe total)

Water – Where next?

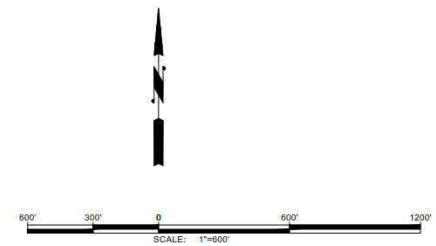
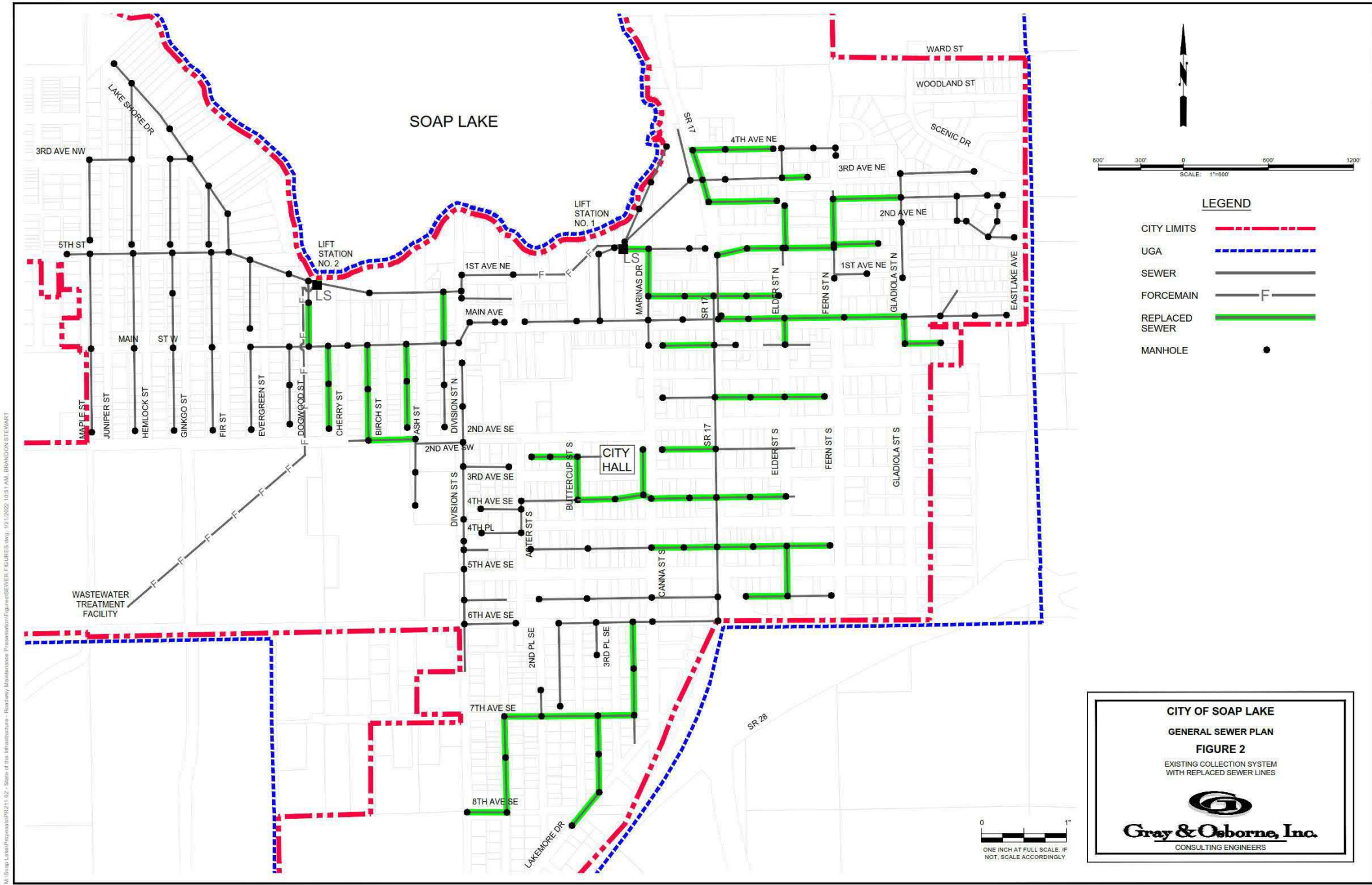
Water System Project Report

- Recommended to be complete in 2022/2023
- Evaluate Well No. 1
 - Water Level data analysis
 - Potential well video/pump test
- West Reservoir
 - Leaks, contributes to City's distribution system leakage
 - Evaluate options for replacement
- Southside water pressure/source improvements for development
 - Evaluate options for a third pressure zone

Wastewater – Collection System

- 1999 Comprehensive Sewer Plan
- 2016 General Sewer Plan
- 11 miles of gravity sewer
- 2 lift stations/force mains





LEGEND

| | |
|----------------|---------------------------------|
| CITY LIMITS | Red dashed line |
| UGA | Blue dashed line |
| SEWER | Black line with manhole symbols |
| FORCEMAIN | Black line with 'F' symbols |
| REPLACED SEWER | Green line with manhole symbols |
| MANHOLE | Black dot |



CITY OF SOAP LAKE
GENERAL SEWER PLAN
FIGURE 2
 EXISTING COLLECTION SYSTEM
 WITH REPLACED SEWER LINES



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Wastewater-Treatment

- 2013 Wastewater Engineering Report
- Facility Originally constructed in 1946
- Upgraded in 1978, 2003 and 2014 (Phase I)
 - Influent Fine Screen
 - Oxidation Ditch (activated sludge system)
 - Secondary Clarifiers – Sludge Recirculation System
 - Rapid Infiltration Lagoons
 - Aerobic Digester
 - Sludge Drying Beds



Wastewater Collection/Treatment - Summary

- Lift Stations No. 1 and No. 2 need upgrades (and force mains)
- Overall – Treatment plant is near or at capacity
- Age/Capacity of the Oxidation Ditch
- Age/Performance of the Secondary Clarifier
- Reliability/Redundancy of Secondary Effluent Pumps
- Sludge Accumulation/Condition of Aerobic Digester
- SWD Permit Limits

Sewer Collection/WWTF – Where next?

Lift Station/Force Main Study

- Recommended to be complete in Spring 2022
- Evaluate existing lift stations for upgrades
- Evaluate costs/alternatives for new force mains
- Develop Financing Plan

WWTF Facility Plan Update

- Recommended to be complete in 2023
- Evaluate flows/loadings
- Evaluate current performance
- Update Phase III CIP
- Develop Financing Plan

Other Municipal Project Funding Sources

- Utility Rates
 - Water Rates, Sewer Rates
 - FCS Rate Study 2017

| Utility | 2018 | 2019 | 2020 | 2021 | 2022 |
|---------|-------|-------|-------|------|------|
| Water | 18.0% | 18.0% | 18.0% | 3.5% | 3.5% |
| Sewer | 15.5% | 15.5% | 15.5% | 3.5% | 3.5% |

- Utility Tax
- General Obligation Bonds
- Local Improvement Districts
- Transportation Benefit District - \$20 Car Tabs

Mineral Water System

- 2020 Mineral Water System Plan
- Source – 7.5 Hp Surface Water Pump
- Storage – 95,000 gal Concrete Reservoir
- 6 miles of distribution pipe
 - Most of which has been abandoned
- 5 Active Connections



Mineral Water System - Highlights

- Mineral Water System
 - Separated financially from the Water System (2016?)
 - System is in need of significant repair to be sustainable
 - Mineral Water System Plan
 - Funded by CERB (Community Economic Revitalization Board)
 - Adopted February 2020
 - Developed a series of options for improvement/future development
 - No current or active projects at this time



Mineral Water System - CIP

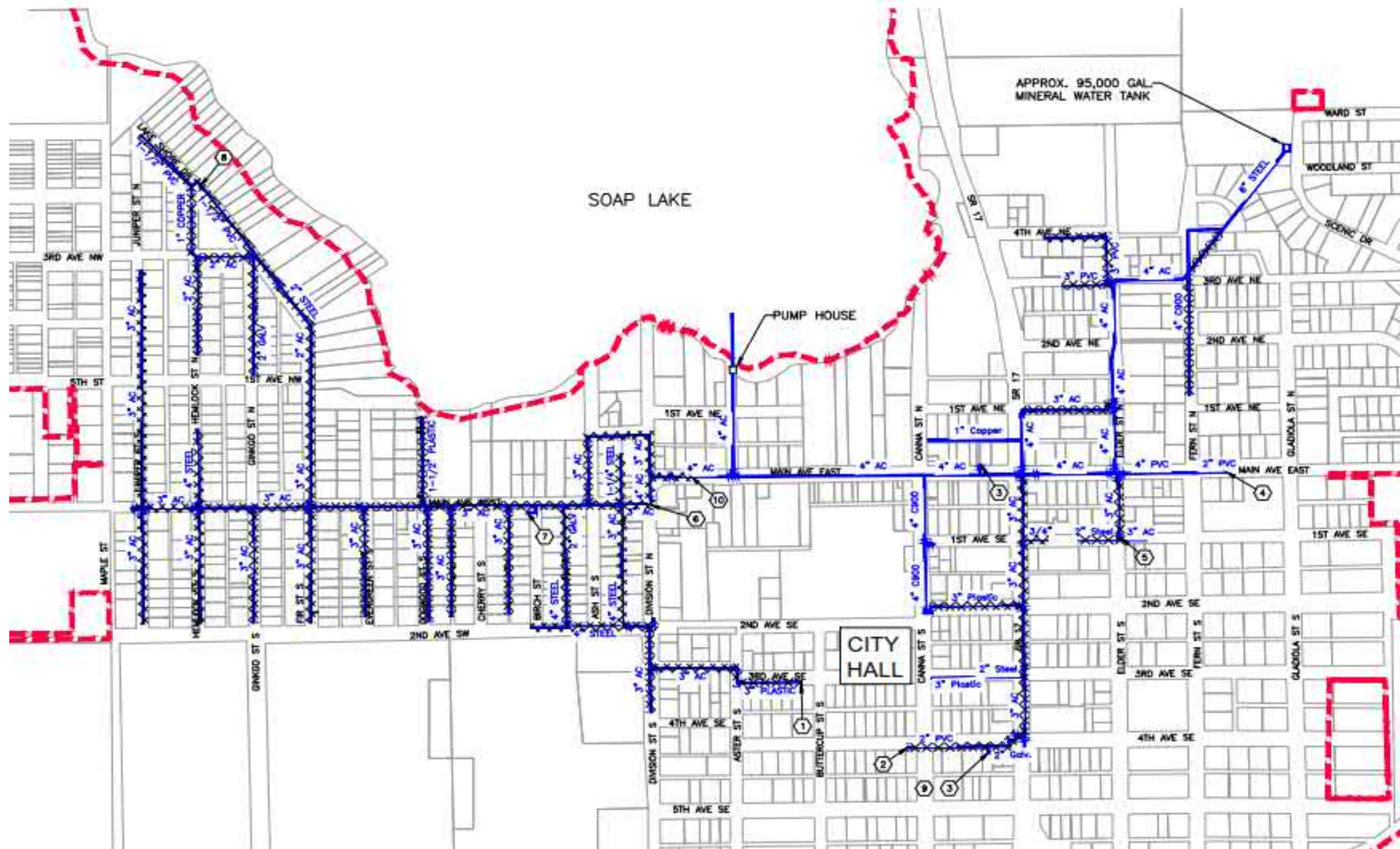
| CAPITAL IMPROVEMENT PROJECTS | | | POTENTIAL SERVICE ALTERNATIVES | | | | | | | |
|---|--|--------------|--------------------------------|----------------------|-------------|-------------------------|--------------|----------------------|---------------------------------|------------------------------|
| No. | Improvement | Costs | 1 - Status Quo | 2 - On-Demand System | 3- Downtown | 4- Private Developments | 5- Buildout | 6 - New Spa Facility | 7 - New Spa with New Withdrawal | 8 - Private Entity Operation |
| Source Improvements | | | | | | | | | | |
| SO-1 | Suction Line and Pump Improvements | \$66,000 | O | X | X | X | X | X | | |
| SO-2 | Pump-house Improvements and Heating Installation | \$78,000 | O | | X | X | X | X | | |
| SO-3 | On-Demand System Improvements | \$544,000 | | X | | | | | | |
| SO-4 | Telemetry Improvements | \$68,000 | | O | O | O | X | | | |
| SO-5 | Water Filter Installation On Suction Line | \$37,000 | | O | O | O | O | | | |
| Storage Improvements | | | | | | | | | | |
| ST-1 | Complete Reservoir Inspection and Cleaning | \$30,000 | | | X | X | X | | | |
| ST-1 | Complete Reservoir Inspection and Cleaning | \$30,000 | | | | | X | | | |
| Distribution System Improvements | | | | | | | | | | |
| DS-0 | Meter Installation | \$0 | X | X | X | X | X | | | |
| DS-1 | Business Distribution Line | \$464,000 | O | X | X | X | X | | | |
| DS-2 | Reservoir Distribution Line | \$986,000 | | | X | X | X | | | |
| DS-3 | Hospital Distribution Line | \$365,000 | | | | X | X | | | |
| DS-4 | Hotel Distribution Line | \$847,000 | | | | X | X | | | |
| DS-5 | Spa Facility Line with Connection to DS-1 | \$202,000 | | | | | | | | |
| DS-6 | Spa Facility Line Directly from Existing Pump House | \$317,000 | | | | | | X | | |
| DS-7 | Spa Facility Line from New Withdrawal Point and Pump House | \$489,000 | | | | | | | X | |
| DS-8 | Mineral Water System Buildout to Existing Limits | \$5,750,000 | | | | | X | | | |
| DS-9 | Mineral Water System Buildout to City Limits | \$9,900,000 | | | | | O | | | |
| Spa Developments | | | | | | | | | | |
| DV-1 | Spa Development | \$3,703,000 | | | | | | D | D | D |
| DV-2 | Wellness Resort (Incl. Hotel, Spa, Dining, and Pools) | \$17,675,000 | | | | | | | | |
| COSTS | REQUIRED CITY COST | | \$0 | \$1,074,000 | \$1,624,000 | \$3,602,000 | \$9,694,000 | \$461,000 | \$489,000 | \$489,000 |
| | OPTIONAL ADDED CITY COST | | \$608,000 | \$105,000 | \$105,000 | \$105,000 | \$9,937,000 | \$0 | \$0 | \$0 |
| | DEVELOPER COST | | 0 | \$3,703,000 | \$3,703,000 | \$3,703,000 | \$3,703,000 | \$3,703,000 | \$3,703,000 | \$3,703,000 |
| | TOTAL (ALL) COSTS | | \$608,000 | \$4,882,000 | \$5,432,000 | \$7,410,000 | \$23,334,000 | \$4,164,000 | \$4,192,000 | \$4,192,000 |

(X) = Required City Cost

(O) = Optional Added City Cost

(D) = Developer Cost





Stormwater System

- 2019 Stormwater Management Plan
- 4 miles of gravity stormwater pipe, 1,930 feet open channel/ditch
- 5 Outfalls in Soap Lake
- Stormwater System
 - There is no separate utility established financially

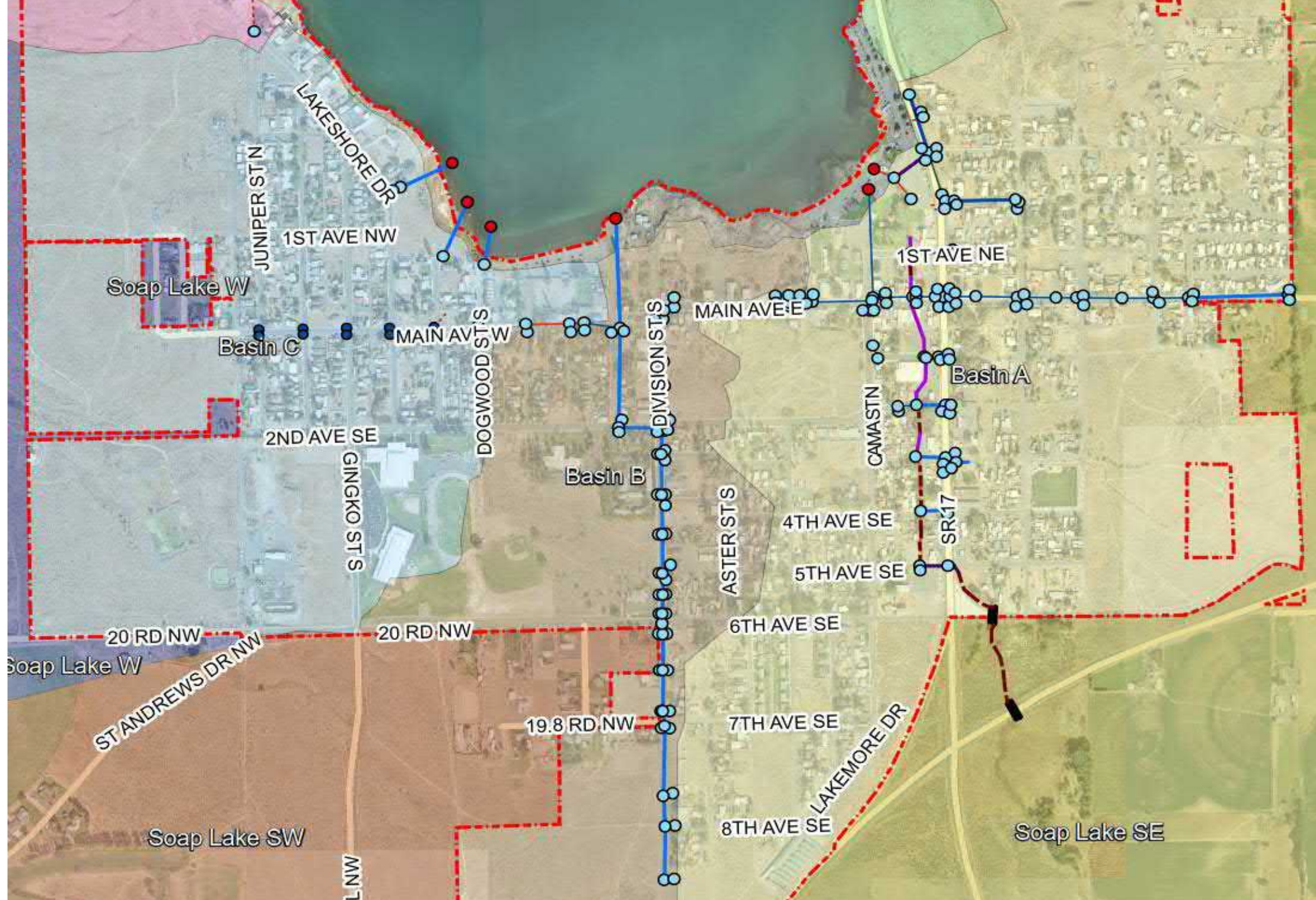


Stormwater System - CIP



| Capital Improvement Projects | Total Project Cost, Alternative A (2019 dollars) ⁽¹⁾ | Total Project Cost, Alternative B (2019 dollars) |
|---|---|--|
| CIP 1A – Eastern Outfall Bioswale and Infiltration Facility | \$609,000 | N/A |
| CIP 1B – 6 th Avenue SE to 1 st Avenue NE Bioretention Ditches and East Basin Infiltration Facility | N/A | \$747,000 |
| CIP 2 – Central Outfall Bioswale and Infiltration Facility | \$360,000 | \$360,000 |
| TOTAL | \$969,000 | \$1,107,000 |





Stormwater Management– Where next?

Evaluate easements

- Recommended to be complete in 2022/2023
- Evaluate the needs for easements for various storm sewers

Apply for Ecology Funds for CIP

- Recommended to be complete upon City's financial capability to match the Ecology funding (15%)

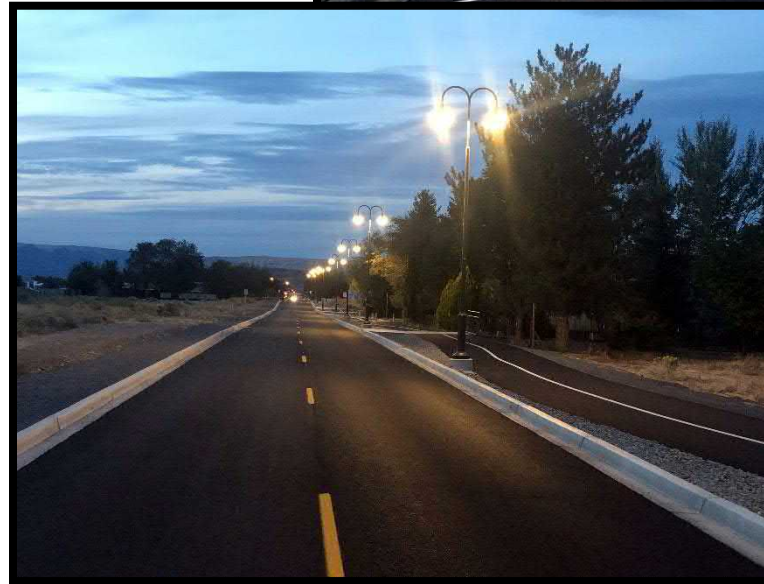
City Parks – Limited Involvement

- 2019/2020 Capital Improvement Plan
- G&O assisted with the Paul Lauzier Park Improvements
- Completed West Beach, Smokiam Survey
- Supported the City with the Trail project funding applications
- On-going basketball court project at Smokiam Park.



Transportation

- Streets
- Sidewalks/Pathways
- Bicycle Facilities



Transportation

- Soap Lake has Approximately 16 miles of roadways
- Average Pavement Condition Rating (PCR) was 40 out of 100 (2008)
- Now PCR is 63.6 (Aug 2019)
 - Worst in Grant County
 - 9th worst Statewide



Name that Street!



2nd Ave SW (PCR 68)
by McKay's



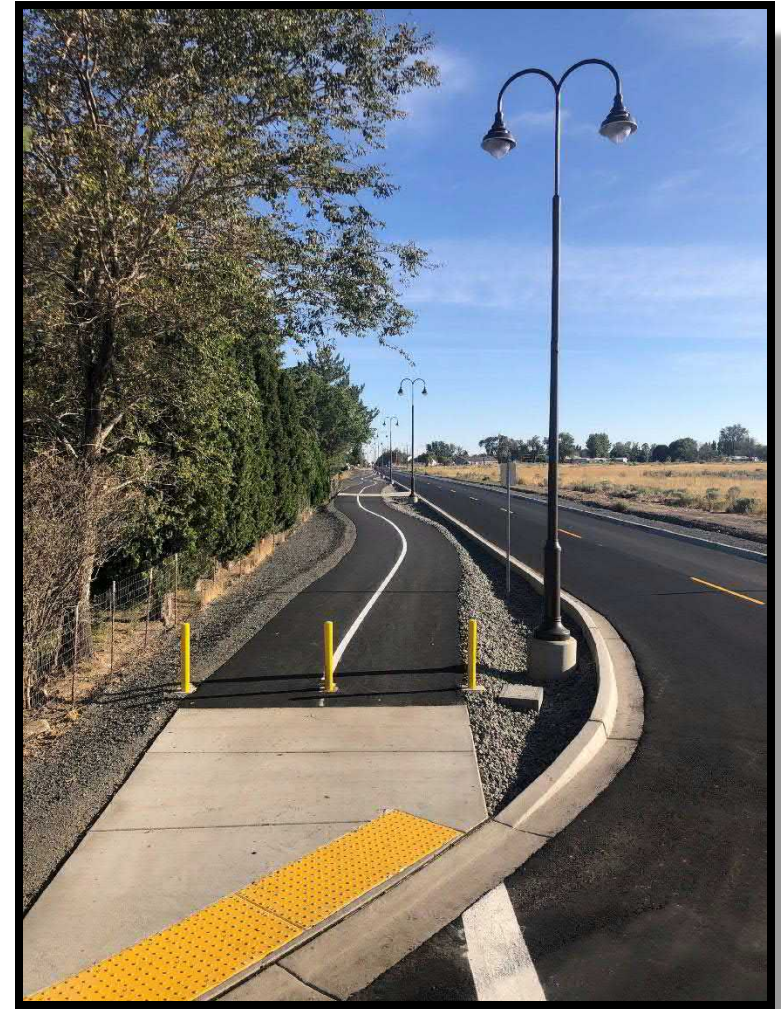
Elder Street S (PCR 72)
Lauzier Park in the distance

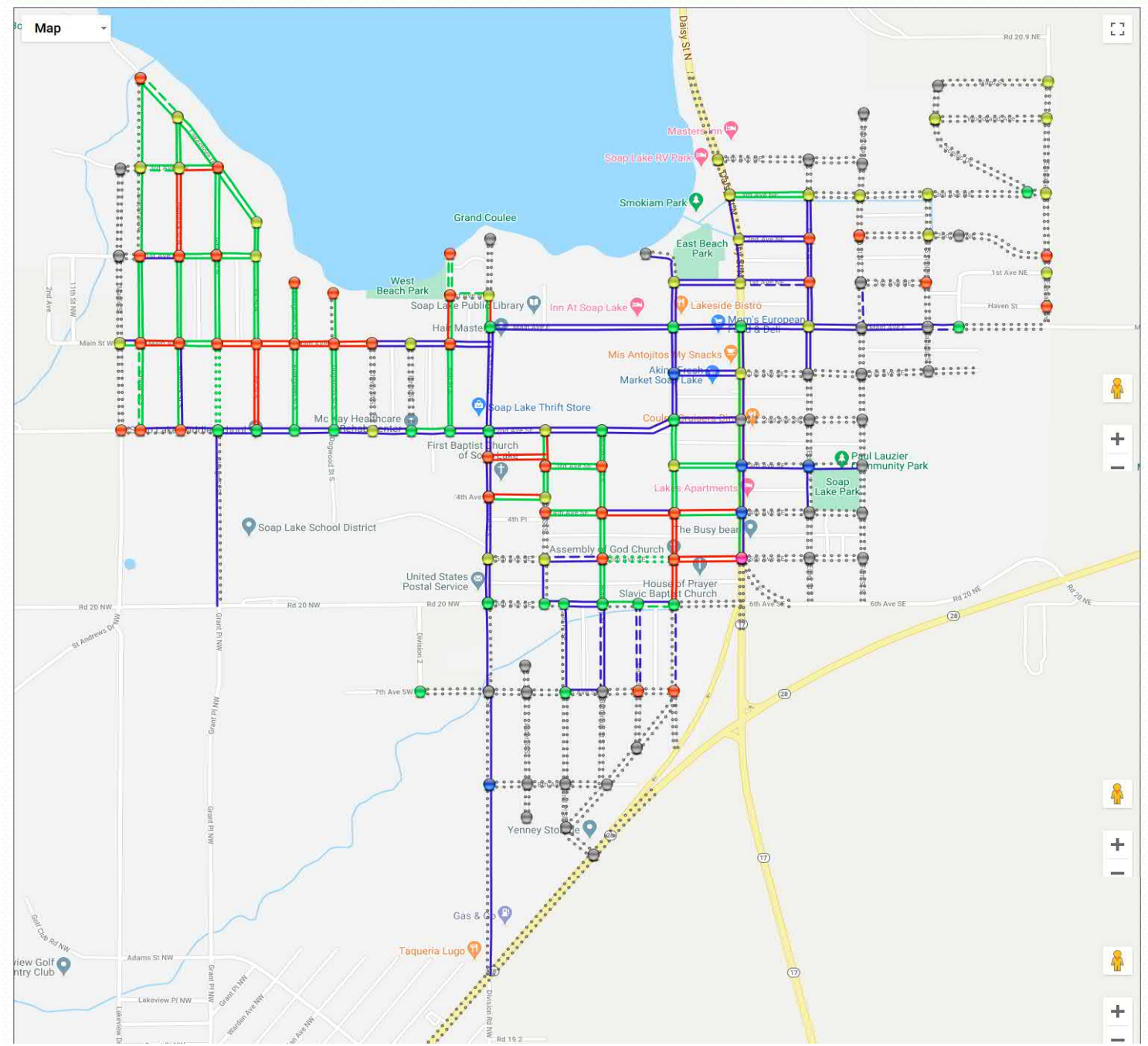


1st Ave NE (PCR 52)
Daisy Street Intx. – looking west
To be replaced!

Streets - Sidewalks

- Extensive sidewalk network
- Completed some planning efforts with walk routes identified
- Received \$515,000 in Complete Streets Awards for ped/bike facilities.





Map Key

Sidewalk Condition

- Blue line: Good Condition
- Green line: Fair Condition
- Red line: Poor Condition
- Grey line: No Sidewalk

Sidewalk Placement

- Solid line: 100% Sidewalk
- Dashed line: Less than 100%
- Dotted line: No Sidewalk



- This Walk Route Plan is from 2011.
- This should be updated to reflect the new parks, and recent projects.
- The Plan should identify priority sidewalk locations.
- Sidewalks should be removed where not a priority

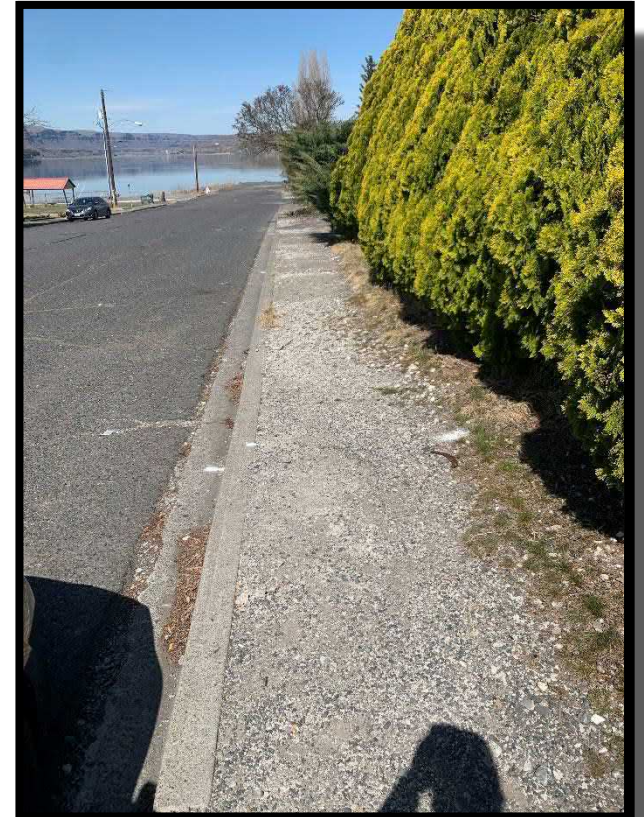
Name that SIDEWALK!



Daisy Street
3rd Ave SE – looking North
To be replaced!



1st Ave NE
Intersection with Marinas Drive in the distance
To be replaced!



Ash Street N
West Beach Park in the distance
Replaced! (2021)

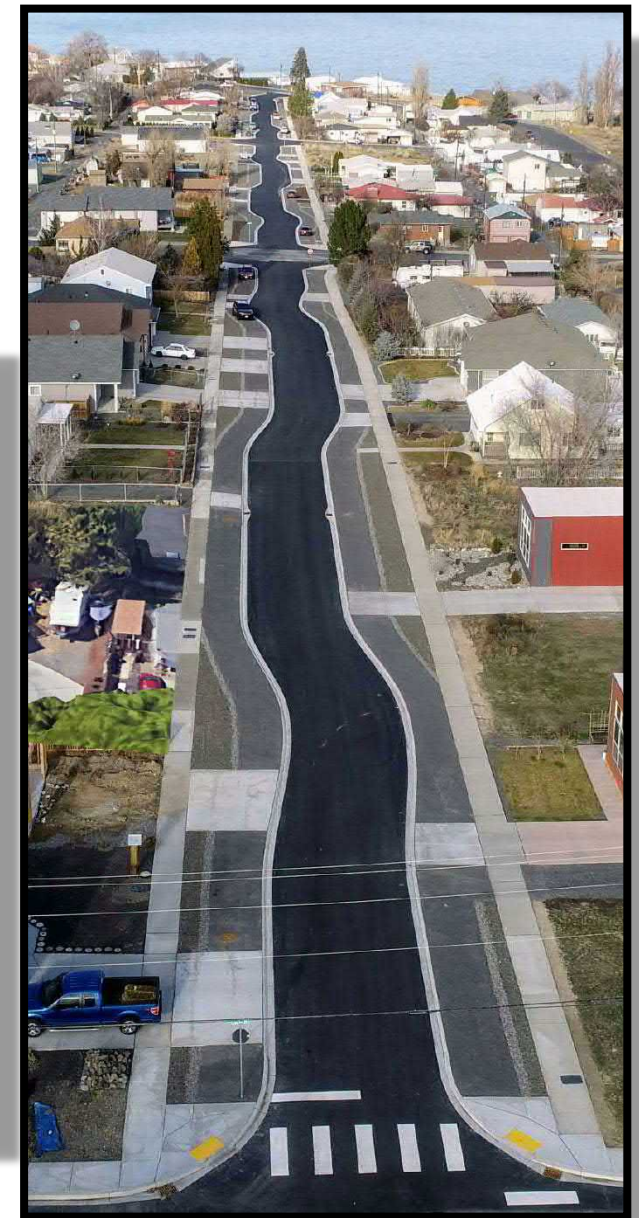
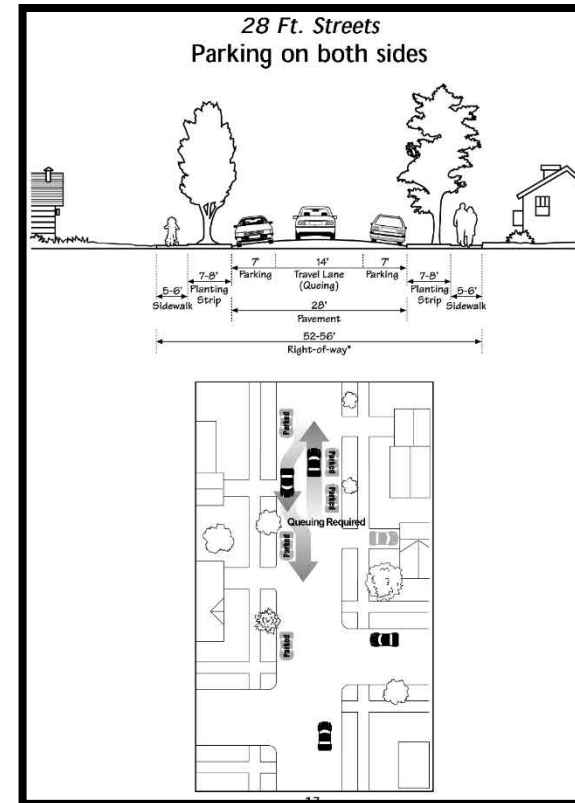
Streets – Bicycle Facilities

- Dedicated bicycle facilities (where appropriate)
- Funding is available for bike facilities
- Need to identify priority Bike Routes.
 - High-volume, higher speed routes are good candidates!



Street Design

- Narrower Streets are now encouraged by funding and design standards
 - Encourages slower traffic = safer
 - Less expensive to construct and reconstruct and maintain
 - Less impervious area for stormwater
 - Important, but not the ONLY option!
- Narrow Streets take some getting used to!
 - Public education is important!

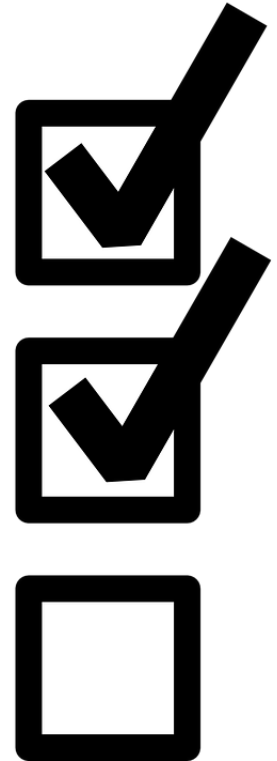


How does the City select projects?

- Safety
- Condition
- Classification (Importance)

- Dependent on funding (TIB/WSDOT)
 - Competitive Process

- “Right place, right time, right treatment” - TIB



| Right Place | Right Time | Right Treatment |
|--------------------------------|---|---|
| Correction of safety issue | Pavement condition warrants rehabilitation | Proper pavement design or resurfacing technique |
| Network development | Utilities within roadway are in satisfactory condition (Outlast pavement life) | Suitable roadway sections ("Road Diet" where it makes sense) |
| Extension of improvements | Development in the area warrants roadway rehabilitation | Sustainable aesthetic improvements |
| Completion of Gaps | | |
| Traffic generators in the area | | |
| Removal of obstruction | | |
| Local Support of the Project | | |



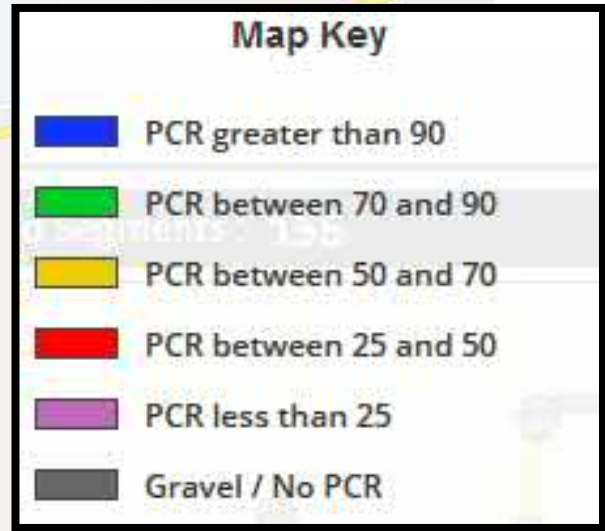
Right Treatment?

- Cheap fixes may not be the right fixes depending on roadway condition
 - Structural issues, excessive cracking, etc.

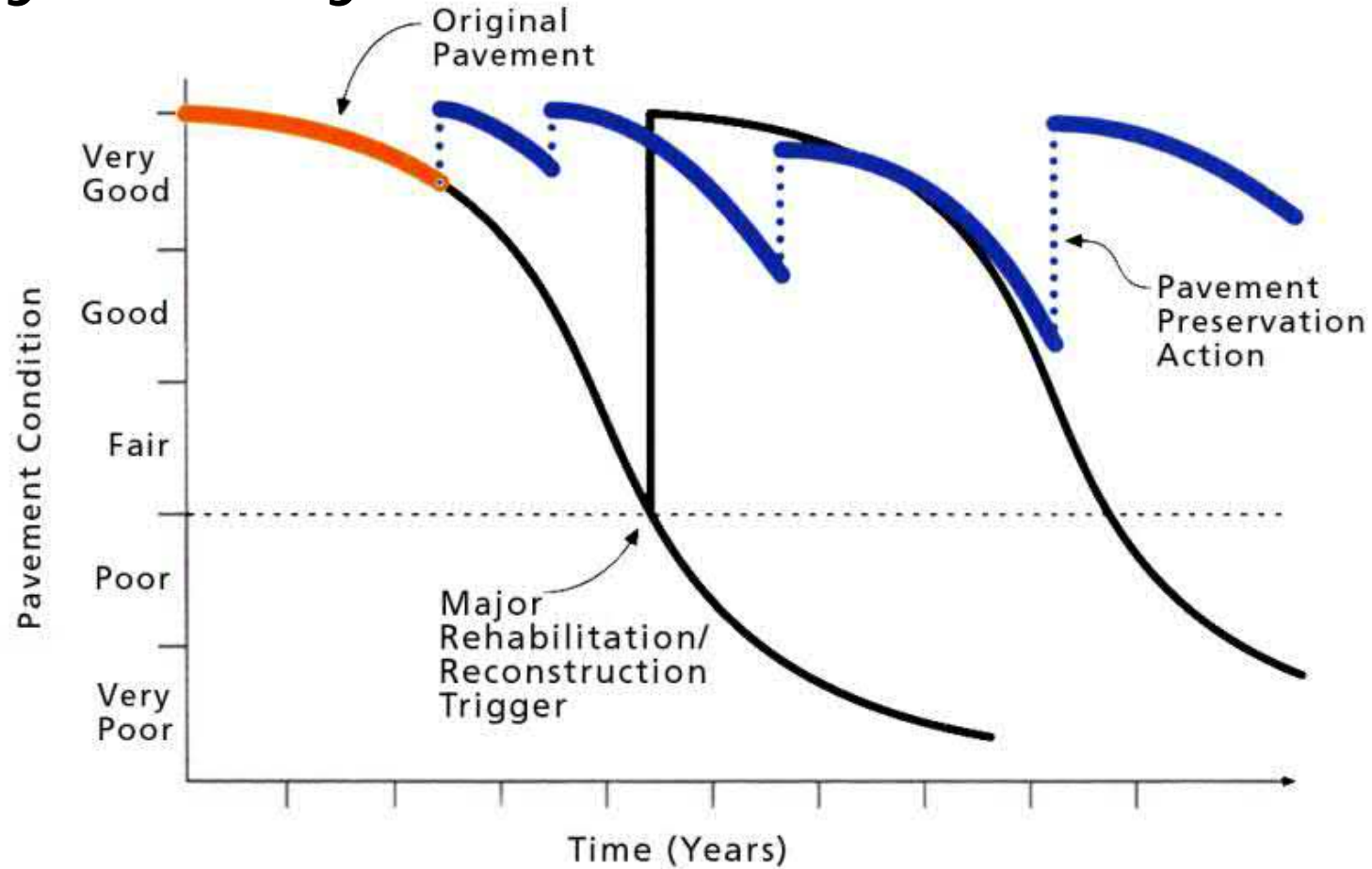


| # | Treatment | Typical cost per Block | PCR Range |
|---|---------------------------------------|------------------------|-----------|
| 1 | Fog seal/Chip Seal | \$4,000-\$10,000 | 75-90 |
| 2 | Mill & Overlay | \$50,000-\$100,000 | 40-75 |
| 3 | Reconstruction/Full-depth Reclamation | \$120,000 - \$200,000 | 0-50 |

City-wide need
~\$30 million

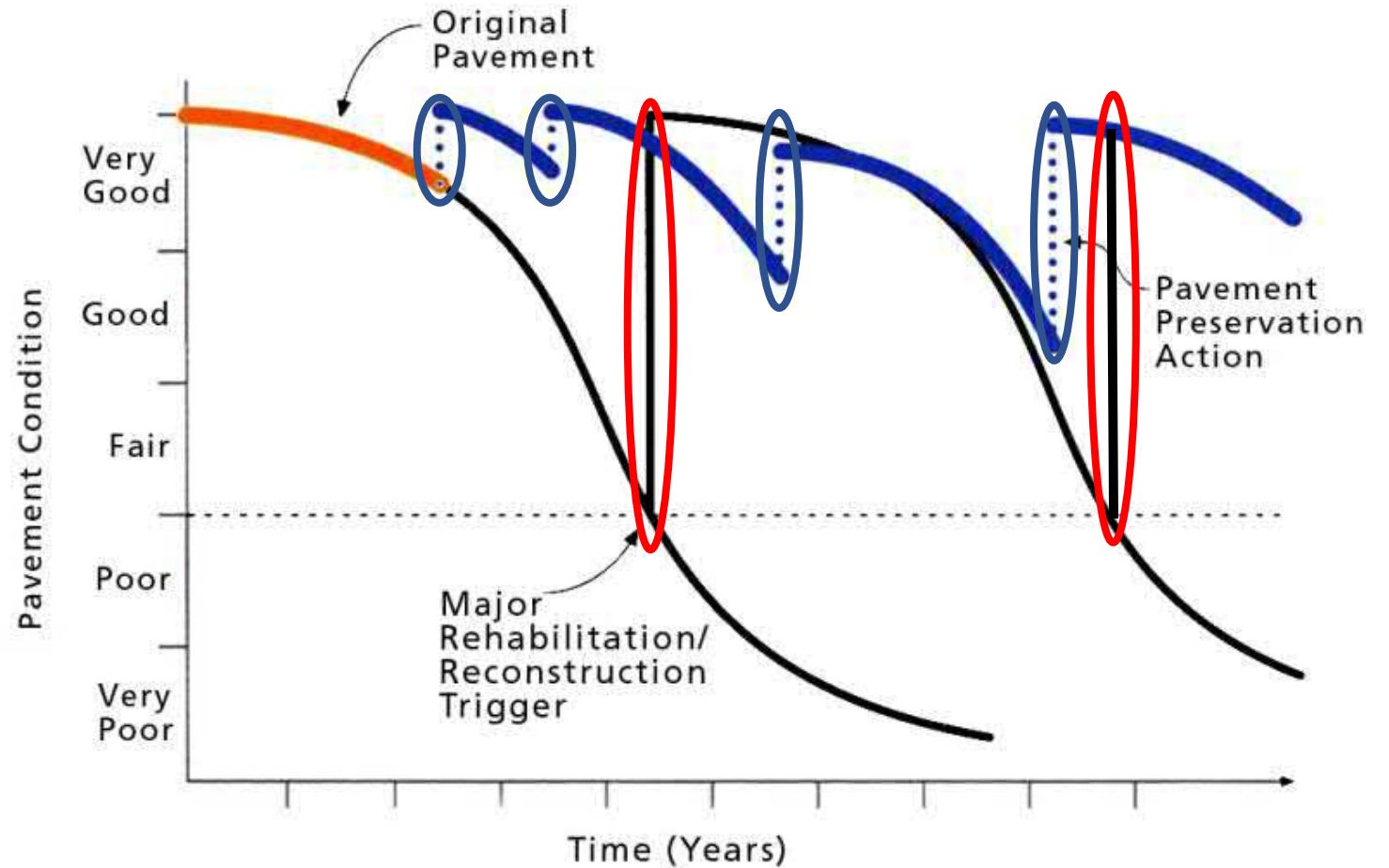


Roadway Life-Cycle



Preventative vs. Reactive Maintenance

| Year | Preventative | Reactive |
|------------|---------------------|----------------------|
| 12 | Crack Seal (\$2.5k) | - |
| 20 | Fog Seal (\$5k) | - |
| 25 | - | Reconstruct (\$120k) |
| 30 | Chip Seal (\$10k) | |
| 45 | Overlay (\$100k) | |
| 50 | - | Reconstruct (\$120k) |
| Total Cost | \$120k | \$240k |



The Match Game

- The City has successfully leveraged matching funds to deliver otherwise costly transportation projects
- Since 2009:
 - 19 Funded Transportation Projects
 - \$8 million+ Funding Agency Contributions
 - \$307k City Matching Funds
 - 3.8% Average City Match






The Match Game

| Year | Project | City Funds | Funding Agency | Total Project |
|------|--|------------|----------------|---------------|
| 2009 | Main Ave Overlay Project | \$0 | \$318,604 | \$318,604 |
| 2009 | FY 2009 Seal Coat Project | \$0 | \$57,005 | \$57,005 |
| 2009 | FY 2009 Sidewalk Maintenance Project | \$0 | \$0 | \$0 |
| 2010 | FY 2010 Overlay Project | \$0 | \$178,009 | \$178,009 |
| 2010 | Division Street | \$95,474 | \$791,227 | \$886,701 |
| 2013 | Main Avenue/Division Street | \$112,661 | \$1,656,069 | \$1,768,730 |
| 2014 | FY 2014 Red Town Project | \$0 | \$0 | \$0 |
| 2015 | FY 2015 Overlay Project | \$0 | \$297,472 | \$297,472 |
| 2015 | FY 2015 Sidewalk Maintenance Project | \$0 | \$0 | \$0 |
| 2018 | Complete Streets Award | \$0 | \$250,000 | \$250,000 |
| 2018 | Division Street | \$45,901 | \$937,633 | \$983,534 |
| 2019 | FY 2019 Rehabilitation Project | \$0 | \$333,034 | \$333,034 |
| 2020 | West Beach Park Access Improvements (Complete Streets Portion) | \$500 | \$159,885 | \$160,385 |
| 2020 | Gingko Street and FEMA Repairs | \$0 | \$1,455,209 | \$1,455,209 |
| 2021 | Daisy Street Pedestrian Crossing Improvements | \$0 | \$63,400 | \$63,400 |
| 2022 | West Beach Park Access Improvements | \$11,500 | \$400,662 | \$412,162 |
| 2022 | Daisy Street (SR 17) Sidewalk Improvements, Phase I | \$13,750 | \$261,250 | \$275,000 |
| 2023 | Marinas Drive and 1st Avenue NE | \$26,960 | \$871,740 | \$898,700 |
| 2023 | 2021 Small City Maintenance | \$0 | \$15,000 | \$15,000 |
| | Total | \$306,746 | \$8,046,199 | \$8,352,945 |



Funding

| FUNDING SOURCE | Program | Match |
|---|--|----------|
|  Transportation Improvement Board (TIB) | Small City Arterial Program | 0%-5% |
| | Small City Preservation Program | 0% |
|  WSDOT | Safe Routes to School | 0%-10% |
| | Pedestrian/Bicycle Safety | 10%-25% |
|  FHWA (STBG) | Surface Transportation Block Grant | 13.5% |
| | Surface Transportation Block Grant Transportation Alternatives | 0%-13.5% |

Funding (cont.)

- City-Funded (limited)
 - ~\$32k per year \$20 car tabs (2022)
 - ~\$30k per year (pending 0.2% sales tax increase)
- Local Improvement District (LID)
- Bonding
 - Revenue stream for repayment (TBD)

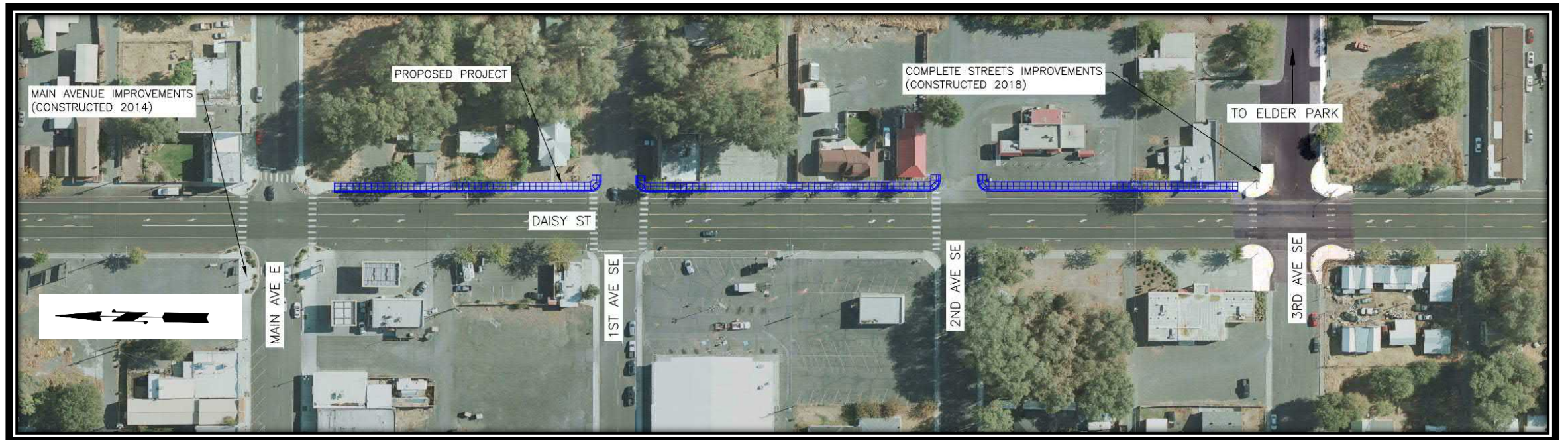
Streets – Current Projects

- West Beach Park Access Improvements
 - Project is substantially completed.
 - Contractor working on punch list items.
 - Punch list work to resume in Spring.



Streets – Current Projects

- Daisy Street Sidewalk & Crossing Improvements
 - Estimated bid date: May 2022



Streets – Current Projects

- Marinas Drive and 1st Ave NE Reconstruction
 - Funded by TIB
 - Construction: 2023

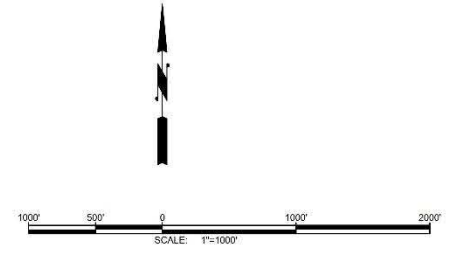
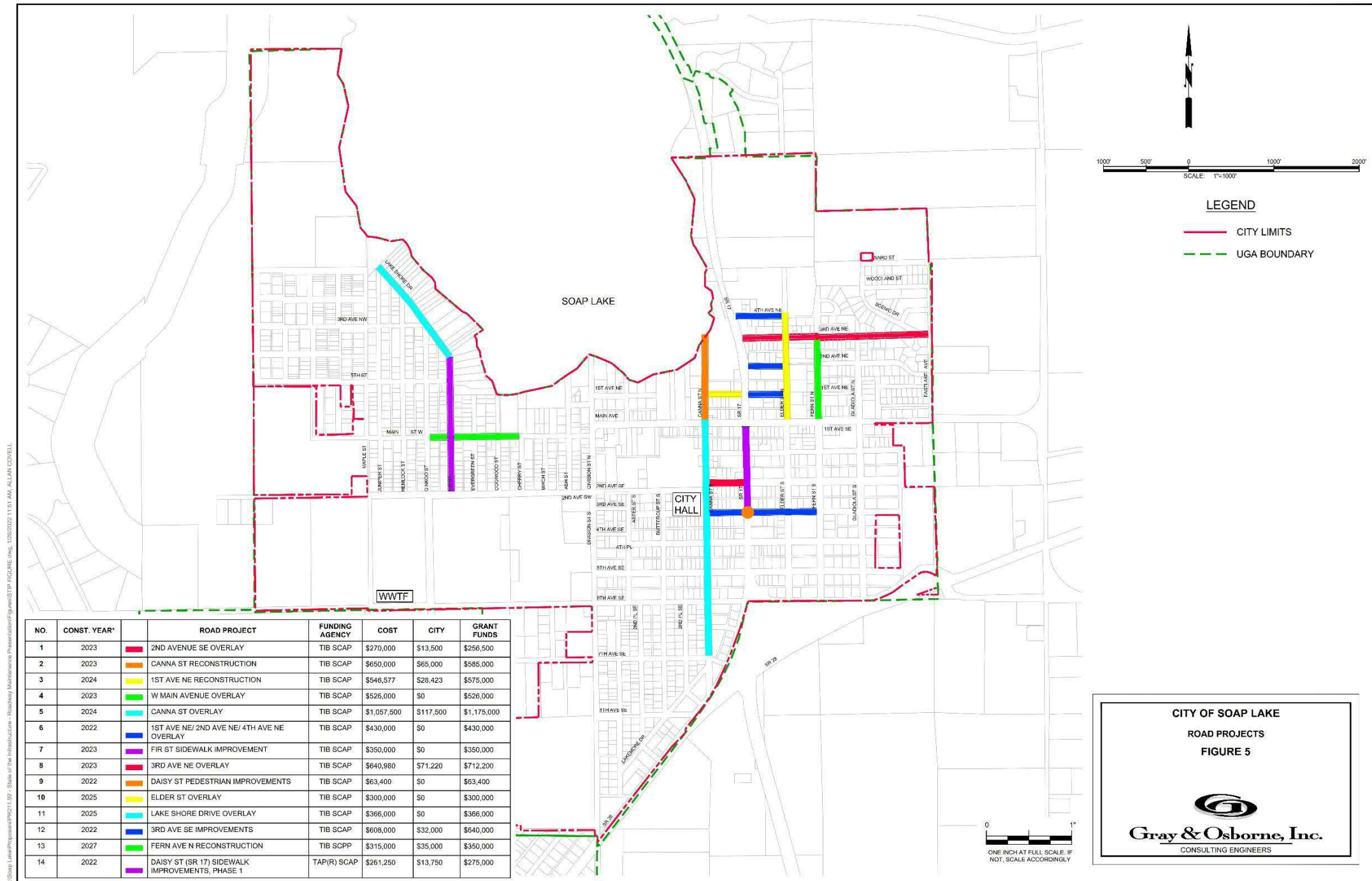


Streets – Public Input for Future Projects

6 Year Transportation Improvement Plan (TIP)

- Due June 30
- Requires a public hearing and resolution to adopt





LEGEND

- CITY LIMITS
- - - UGA BOUNDARY

| NO. | CONST. YEAR* | ROAD PROJECT | FUNDING AGENCY | COST | CITY | GRANT FUNDS |
|-----|--------------|---|----------------|-------------|-----------|-------------|
| 1 | 2023 | █ 2ND AVENUE SE OVERLAY | TIB SCAP | \$270,000 | \$13,500 | \$256,500 |
| 2 | 2023 | █ CANNA ST RECONSTRUCTION | TIB SCAP | \$650,000 | \$65,000 | \$585,000 |
| 3 | 2024 | █ 1ST AVE NE RECONSTRUCTION | TIB SCAP | \$546,577 | \$28,423 | \$575,000 |
| 4 | 2023 | █ W MAIN AVENUE OVERLAY | TIB SCAP | \$526,000 | \$0 | \$526,000 |
| 5 | 2024 | █ CANNA ST OVERLAY | TIB SCAP | \$1,057,500 | \$117,500 | \$1,175,000 |
| 6 | 2022 | █ 1ST AVE NE/ 2ND AVE NE/ 4TH AVE NE OVERLAY | TIB SCAP | \$430,000 | \$0 | \$430,000 |
| 7 | 2023 | █ FIR ST SIDEWALK IMPROVEMENT | TIB SCAP | \$350,000 | \$0 | \$350,000 |
| 8 | 2023 | █ 3RD AVE NE OVERLAY | TIB SCAP | \$640,980 | \$71,220 | \$712,200 |
| 9 | 2022 | █ DAISY ST PEDESTRIAN IMPROVEMENTS | TIB SCAP | \$63,400 | \$0 | \$63,400 |
| 10 | 2025 | █ ELDER ST OVERLAY | TIB SCAP | \$300,000 | \$0 | \$300,000 |
| 11 | 2025 | █ LAKE SHORE DRIVE OVERLAY | TIB SCAP | \$366,000 | \$0 | \$366,000 |
| 12 | 2022 | █ 3RD AVE SE IMPROVEMENTS | TIB SCAP | \$608,000 | \$32,000 | \$640,000 |
| 13 | 2027 | █ FERN AVE N RECONSTRUCTION | TIB SCPP | \$315,000 | \$35,000 | \$350,000 |
| 14 | 2022 | █ DAISY ST (SR 17) SIDEWALK IMPROVEMENTS, PHASE 1 | TAP(R) SCAP | \$261,250 | \$13,750 | \$275,000 |

CITY OF SOAP LAKE
ROAD PROJECTS
FIGURE 5

Gray & Osborne, Inc.
 CONSULTING ENGINEERS

0 1"
 ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

M:\Soap Lake\Proposals\Fig211.02 - State of the Infrastructure - Roadway Maintenance Presentation\Figures\STIP FIGURE.dwg, 1/26/2022 11:51 AM, ALLAN COVELL