Chapter 4 Capital Facilities Element

I. INTRODUCTION

Community facilities and services are important factors in the quality of life within the City of Selah and the UGA. For City residents and businesses, these facilities and services provide for the day-to-day needs, such as street networks, water and sewer, recreation, police, fire and schools. It is essential to review existing facilities and services in order to determine future provisions. These facilities and services must accommodate the incorporated area now and ultimately the unincorporated urban lands. If future service areas are not planned and designed to be consistent with the existing service area, it will become a time consuming and costly process to update and expand systems, which can restrict growth potential. Monitoring and planning for these future service areas must be done in compliance with Yakima County, which is responsible coordinating services within the unincorporated portion of the Selah UGA.

This section addresses the need for detailed planning and implementation of future capital facilities and utilities. Detailed facilities planning will be conducted in future studies. This section discusses the need for repairs, upgrades and maintenance of existing facilities, as well as future facilities and the factors to consider in their development. The location of future services and facilities is important to make sure that they are compatible with surrounding areas. The projected age composition of the community also affects the type of facilities that are necessary.

Special attention should focus on those facilities and services, such as public safety, schools and recreational activities that enhance the City of Selah and could draw new families to the community. The overall potential of the City is represented in the facilities and services it offers its residents. It also creates an opportunity for the community to develop landmarks and focal points that will enhance and define the City.

II. GMA REQUIREMENTS

To comply with the Growth Management Act, the Comprehensive Plan must have a Capital Facilities Plan element consisting of:

- An inventory of publicly owned capital facilities, including their locations and capacities;
- A forecast of the future needs for such facilities;
- The proposed locations and capacities of new or expanded capital facilities;
- A six-year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
- A reassessment of the land use element. The land use element must be reassessed if the probable funding falls short of meeting existing needs. Also, the land use element must be reassessed to ensure that the land use plan, the capital facilities plan, and the

financing plan are coordinated and consistent.

In addition, the Comprehensive Plan must have a Utilities Element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

The Selah Comprehensive Plan combines the capital facilities and utilities planning requirements into the Capital Facilities and Utilities Element.

Concurrency

The concurrency requirement in the GMA states that "…public facilities and services…shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards" (RCW 36.70a.020). Concurrency requires that capital facilities be provided concurrent with development. In simple terms, this means that a city must ensure that public facilities and services are in place to serve the proposed use at the LOS set by the community. For example, this could include securing proof of available water supply before a building permit can be issued, or mitigating the impacts of development where it causes the LOS set for the transportation system to decline. The GMA only requires concurrency for transportation facilities but local governments can choose to require levels of service for other facilities as well. At this time, the City of Selah has chosen to only require that transportation facilities meet concurrency requirements (see the Transportation Element).

III. TRANSPORTATION

Characteristics of the street system and other transportation facilities and services, as well as current and projected traffic levels of service, are discussed in the Transportation Element. Selah reviews and adopts a six-year Transportation Improvement Program (TIP) on an annual basis. The most recent TIP was adopted June 14, 2016 for the years 2017-2022. See Figure 3-9 for a list of transportation projects, their estimated costs, and funding sources.

IV. WATER SYSTEM

Existing Conditions

Distribution

The City of Selah provides water service to City customers. Existing conditions and projected needs are discussed in the City of Selah's October 2014 Water System Plan prepared by HLA Inc., incorporated herein by reference, as amended. The purpose of the 2014 Water System Plan was to update the 2008 Waster System Plan and continue to meet the City's future water demands under GMA. The majority of this section draws from the 2014 Water System Plan, with revisions from City staff to bring the information up to date.

A water system is essential to the growth and development of a city. It is composed of three major components that are integrated to allow the system to function properly: supply, storage and distribution. The City is supplied water from five primary source wells on City-owned property with the combined pumping capacity of 6,350 gallons per minute (gpm), or 9.14 million gallons per day (mgd). Normal production is limited to 5,550 GPM or 7.92 mgd.

The existing water system serves a combination of residential, commercial, industrial and public users within the City. The existing service area consists of approximately 1,460 acres, the majority of which is within the incorporated City. Approximately 61% (1, 707 acres) of the service area is zoned for residential development. As of this writing, there were 2,573 water connections in the service area.

The City's unincorporated UGA consists of an additional approximately 1,699 acres and represents the future water service area for the City of Selah.

Water pressures zones are geographic sections of a water distribution that are determined by elevation, and wherein a maximum pressure is established by pumping stations. The lowest pressure level (Zone 1) is served by three reinforced concrete reservoirs with the combined capacity of 1,022,000 gallons. Water from Zone 1 is boosted into the Zone 3 pressure level through three booster pump stations with a combined capacity of 2,850 gpm. Two reinforced concrete reservoirs serve Zones 2 and 3 with the combined capacity of 1,200,000 gallons. Zone 2 is supplied from Zone 3 through pressure reducing valves. Water from Zone 2 is boosted into the Zone 6 South pressure level through one duplex booster pump station with a capacity of 1,000 tgpm. One steel reservoir serves Zones 4 and 6 with a capacity of 1,192,000 gallons. Water from Zone 3 is also boosted into the Zone 5 North pressure level through one duplex booster pump station with a capacity of 500 gpm. Zone 4 North is supplied from Zone 5 North through pressure reducing valves. Two reinforced concrete reservoirs serve Zone 5 North with a total capacity of 317,000 gallons. Selah's total reservoir capacity is 3,731,000 gallons.

Water Consumption

Water consumption categories are single-family residential, commercial, industrial, political subdivision, outside single-family residential, apartment, mobile home court, irrigation only federal or state government, outside commercial, and city. Overall, the categories with the highest levels of water consumption are industrial and single-family residential. The average day water consumption for single-family residential uses in 2012 was 373 gallons per single-family residential service per day. From 2007 to 2012, the average day water consumption 406 gallons per single-family residential service per day. Annual single-family residential water consumption declined from 2007 to 2011 and then increased from 2011 to 2012. Industrial expansion and growth contributes to a steady demand for water. A large component of water consumption is due to irrigation of residential lands.

The industrial sector's major user in the City of Selah is the fruit industry, including two fruit warehouses and two fruit juice companies. The fruit warehouses account for the largest industrial consumption of water, which has peak water consumption in late fall/early winter peak use. Residential irrigation use increases during the warmer months of July and August.

Water Rights

Currently, the City has annual water rights of 4,760 acre-feet per year and instantaneous rights of 5,500 gpm. The Selah Water System Plan anticipates that water rights will become a limiting factor in the City's future capacity beyond the 20-year planning horizon of 2032 used in the Water System Plan. If population trends and demand projections change, water rights may be exceeded before 2032. Currently, the City requires that any proposed new development that will exceed the City's current water right capacity transfer any water rights held by the developer to the City prior to approval of the new development.

Anticipated Growth

Future residential construction will most likely occur within Zones 2 through 5, which are between 1,200 and 1,560 feet (see Figure 3-1, 2014 Water System Plan – Static Pressure Zone Map). The Selah UGA was used in the water plan for locating and sizing future system components.

Water will continue to be a current and future issue for the City of Selah. Capital improvements and conservation methods should be addressed. To accommodate future growth, alternative sources of water or additional ground water rights for existing wells should be secured.

Chapter 9.15 of the Selah Municipal Code includes provisions and criteria for the City to provide water and sewer services outside of City limits.

Water System Needs

Table 4-2 summarizes Selah's water system six-year capital improvement needs. Selah is also currently in ongoing discussions regarding the possibility of direct connectivity with water and sewer systems at the Yakima Training Center, a U.S. Army training center approximately three miles east of Selah. This project is in the very early stages of consideration and will continue to be further developed during the several years.

In addition, during the 20-year planning period, Selah would like to make improvements to sewer infrastructure in the older parts of town and plan for the preferred areas of infrastructure expansion into the UGA as annexations occur.

Table 4-1. Water System Capital Improvement Needs

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	Orchard Avenue Water Main Replacement and Upsizing	$696,310	2019	DWSRF Loan/City
2	W. Naches Ave. Water Main Replacement and Upsizing	$542,770	2019	DWSRF Loan/City
3	W. Bartlett Ave. and N. 7th St. Water Main Replacement and Upsizing	$929,170	2021-2035	DWSRF Loan/City
4	Lyle Loop Water Main Extension and PRV Station	$297,760	2021-2035	DWSRF Loan/City
5	Goodlander Heights Water Main Replacement and Upsizing	$823,510	2021-2035	DWSRF Loan/City
6	Well #7 & Palm Park Booster Pump Improvement	$1,200,000	2017	DWSRF Loan/City
7	Service Meter Replacement (to Auto Meter Read fund)	$18,000/year	2015-2035	Delinquent Fees
8	Zone 6 Booster Pump Station	NA	2015-2035	Private
9	Tree Top Ross Plant Water Main Upsizing	NA	2015-2035	Private
10	North Park Center Loop to N. Wenas Rd.	NA	2015-2035	Private

Sanitary Sewer System

The City of Selah sanitary sewer system needs are discussed in the 2012 Selah Capital Facilities Plan, prepared by HLA Inc. and incorporated herein by reference, as amended. The plan includes a Sewer System Capital Improvement Program with recommended improvements through the year 2017. The Capital Improvement Program was updated through year 2023 by Selah staff.

The City of Selah wastewater facilities consist of a sewage collection system and a wastewater treatment facility. The existing sewage collection system serves a combination of residential, commercial, industrial, and public users within the City Limits. The existing wastewater service area boundary generally corresponds to the City Limits and is equal to approximately 2,800 acres. The current area served by the wastewater system includes approximately 1,560 acres. The sewage collection system consists of approximately 132,000 linear feet (LF) of pipe, of which about 125,000 LF is gravity sewer pipe. The majority of the pipe is 8-inch diameter.

The main wastewater treatment facility was originally constructed in 1936, with upgrades and expansions occurring in 1949, 1968, 1975, 1987, 1990, 2002, and 2003. Today the plant is an activated sludge plant operated in an extended aeration configuration, treating both municipal and industrial wastewaters. An industrial pretreatment facility for the pretreatment of food processing wastes was constructed in 1985. In 2008, Selah added to the pretreatment facility by constructing an industrial pretreatment clarifier.

The Selah main wastewater treatment facility receives municipal wastewater from the City and pretreated industrial wastewater from the City's industrial pretreatment facility. Wastewater from the south part of the City is lifted at the South Lift Station, and combines with effluent from the industrial pretreatment system. These then mix with municipal wastewaters from the north part of the City before entering the treatment plant at the influent building. Wastewater entering the influent building normally passes through a mechanically-cleaned perforated fine screen, with a screenings washer/press. After screening, wastewater is lifted into the aeration basins where, after mixing with return activated sludge (RAS) from the clarifiers, most of the biological treatment occurs. Activated sludge exits the aeration basins and gravity flows to one of two center-feed final clarifiers (activated sludge settling tanks), where the denser (sludge) portion of the activated sludge is separated from the clarified effluent portion. Effluent from the clarifiers gravity flows to the UV disinfection channels. Disinfected effluent is gravity discharged to Selah Ditch.

Solids which settle in the clarifiers are either pumped back to the aeration basins as RAS for use in treating influent waste, or are removed from the process as WAS by pumping to the aerobic digester where solids undergo additional biological decomposition and stabilization. Sludge not

recycled to the aeration basins is pumped to a holding tank and then aerated by two blowers. From the holding tank, the sludge is pumped to a centrifuge and eventually to the sludge dryer.

In 2007, the Washington Department of Ecology (WDOE) issued National Pollutant Discharge Elimination System (NPDES) Permit No. WA-002103-2 to the City of Selah for waste discharges. Table 4-3 summarizes sanitary sewer system capital improvement needs for the City of Selah.

Table 4-2. Sanitary Sewer System Capital Improvement Needs

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	Wixson Park, Park Avenue to South Third Street: Install 330 LF of 12" sewer main	$84,000	2017	City
2	Fremont Ave.: Install 1,920 LF of 10" sewer main, including six manholes, connect to existing manhole at North Fourth Street	$355,000	2017	City
3	Crusher Canyon 12” sewer main: Slade Road to existing 12” sewer main	$700,000	2017	City
4	Southern Avenue/Eleventh Ave.: Install 250 LF of 15" sewer to connect to existing sewer under South First Street	$64,000	2019	City
5	Manhole replacement/installation, 5 New Manholes: various locations	$29,000	2020	City
6	Railroad Avenue, Bartlett Avenue/Naches Avenue Vicinity: Install 900 LF of 15" industrial pretreatment sewer main	$224,000	2021	City
7	Railroad Avenue, Bartlett Avenue to Naches Avenue: Install 1,010 LF of 15" sewer main	$268,000	2022	City
8	Railroad Avenue, Naches Avenue to Third Avenue: Install 1,270 LF of 18" sewer main	$355,000	2023	City
9	BNSF R/W, Beginning at Eleventh Avenue Install 2,975 LF of 18" sewer main	$791,000	2017	City

V. SOLID WASTE

The currently adopted regional waste management plan is the June 2010 Yakima County Solid and Moderate Risk Waste Management Plan, incorporated herein by reference. It is important to note the Solid Waste Management Plan applies Countywide, and that limited figures are given

for the Selah UGA. For planning purposes, it has been assumed that the solid waste stream generated within these areas is typical of the waste stream generated Countywide.

The City of Selah contracts with Basin Disposal Industries for its residential and commercial solid waste collection. The solid waste is transported eight miles to the Terrace Heights Landfill (THLF). The THLF began operations in 1972. Principal users of the landfill include the Cities of Selah, Moxee, Union Gap, Yakima, and Tieton; the Town of Naches; Yakima Waste Systems; agricultural, construction, and food processing firms; self-haul businesses; and residential households. Yakima County maintains two transfer stations – the Lower Valley Transfer Station and the Terrace Heights Transfer Station.

The Solid and Moderate Risk Waste Management Plan estimates that Phase I of the THLF will reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2016, but Yakima County may choose to reserve this area for emergency use. According to the Solid and Moderate Risk Waste Management Plan, the actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors.

The Selah Landfill, operated by the Yakima County Health District until 1972 and by the Yakima County Public Works Department until its closure and abandonment in 1977, is listed as a hazardous site by the Washington State Department of Ecology. Based on an Ecology site assessment conducted in 1991, this site has minimal potential for groundwater contamination.

As part of the 2002 Yakima County Solid Waste Management Plan, a Solid Waste Advisory Committee (SWAC) was formed. The SWAC defines goals relating to recycling and waste reduction, and have developed standards and guidelines for the Solid and Moderate Risk Waste Management Plan.

VI. POLICE AND FIRE PROTECTION

Police Protection

The Selah Police Department is currently located in one station at 617 S. 1st Street (see Figure 4-1, page 255) and has 15 full-time commissioned police officers and two civilian employees. The Police Department also has reserve officer and chaplaincy programs, which consists of eight commissioned reserve officers and three police chaplains. The Department has three divisions: Patrol Operations, Investigations, and Community Services. Officers receive extensive training in various areas of crime scene and criminal investigations, interviewing and interrogation, and various specialty fields such as firearm instructor, defensive tactics instructor, E.V.O.C. (Emergency Vehicle Operations Course), and special assault investigations. The Police Department currently serves only the area within the City of Selah's city limits. The Department responds to emergency situations outside the City limits when requested by a law enforcement

agency having the primary responsibility. Calls for service/assistance have been steadily increasing.

The Police Department typically purchases two patrol vehicles for approximately $120,000 annually, funded by Selah utilities fees. The Police Department is also considering pursuing a taser program which would cost approximately $496, with tasers replaced every five years.

The City of Selah is currently considering alternatives for building a new police station, which would be part of a new City Hall complex. ~~**Estimated construction would be approximately $7 to $8 million.**~~ The City has hired consultants to complete a feasibility study for the project.

Fire

Fire protection services are provided throughout the entire Selah UGA by the City of Selah and Yakima County Fire District No. 2. District 2 covers approximately 65 square miles, including the City of Selah. The combined population of the City and District is approximately 23,000. Approximately 40% of District 2's budget pertains to Selah, while the remaining 60% pertains to the rest of District 2. The Fire Department responds to approximately 1,400 calls per year; on average, 70% are EMS and 30% are fire-related calls. Station No. 1 and the District's administrative office are located at the intersection of West Fremont Avenue and North 3rd Street, at 406 West Fremont (Figure 4-3).

There are currently four working stations in the District: Station 21 at 206 West Fremont Avenue, Station 22 at 1830 Harrison Road, Station 24 at 4251 North Wenas Road, and Station 26 at 121 Fink Road. The response time is 6.25 minutes, depending on the location of the station. The Selah Fire Department has approximately 57 personnel, including 51 paid-call volunteers and 6 career employees. Of the 51 volunteer firefighters, there are five Captains and five Lieutenants. Currently, the existing manpower is meeting the needs of the community, however, the Selah Fire Department anticipates adding one or two positions within the next four to six years.

VII. SCHOOLS

Public schools are among Selah's most important facilities and play a significant role in the quality of life of the community. Selah's schools are summarized below.

Table 4-3. Educational Facilities, Selah School District, 2015-2016 School Year

Name of School	Address	Grades	Teachers	Enrollment (Average)	Capacity
Selah High	801 N. First Street	9-12	43	983	1,000

Name of School	Address	Grades	Teachers	Enrollment (Average)	Capacity
School					
Selah Middle School	411 North First Street	6-8	46	837	900
Selah Intermediate	1401 W. Fremont Ave.	3-5	43	759	900
John Campbell Primary	408 North First Street	K-2	55	809	Assessment needed
Preschool and Alternative Programs	104 W. Naches Ave., Suite H; 411 North First Street	Pre-K, 9-12	110 Pre-K, 86 Selah Academy	86	125 Pre-K, 80 Selah Academy

On February 14, 2012, Selah voters passed a $30.5 million Selah School District Bond Measure to expand the Selah High School building to accommodate the addition of 9th grade, build a new 115,000-square-foot Selah Middle School for grades 6-8 to replace the existing Selah Junior High School, convert existing office space into school administration office space, and demolish the existing Robert Lince Elementary School. The High School expansion included addition of six classrooms and a gymnasium.

These improvements resulted in grade reconfiguration throughout the schools and decreased the number of school campuses from five to four. The Selah High School expansion and the new Selah Middle School construction projects were completed in time for the 2015-2016 school year.

According Selah School District administration, student enrollment throughout the District averaged 3,500 for the 2015-2016 school year.

Currently, the John Campbell Primary school has a very pressing need for more space. An assessment of current capacity is needed, which is made more difficult by the fact that many students are currently housed in portables. The need for space is partly driven by State legislation passed in 2014, the Washington Class Size Reduction Measure, which requires kindergarten through third grade classrooms to have no more than 17 students, if school districts intend to continue receiving Washington State education funds. The School District is currently preparing to embark on a feasibility study to explore solutions, and the District's Facility Committee will reconvene in fall 2016 to address capacity issues and solutions.

Since Selah's school system has a primary role in the City of Selah, as employer and partner in city service provision, improvements and maintenance of schools are very important. The City should continue to work with the school district because it is a critical element in the character

and the quality of life of the community.

VIII. PARKS AND RECREATION

The City of Selah parks and recreation needs are discussed in the Selah Comprehensive Parks and Recreation Plan 2014-2019, incorporated herein by reference, as amended. The plan includes a Parks and Recreation Capital Improvement Program with recommended improvements through the year 2019. This section includes updated information from City staff to bring the current needs up to date through 2023.

The City of Selah owns and operates 10 City parks encompassing approximately 45 acres, which are used for many types of outdoor recreational activities. The City and Selah School District signed an agreement authorizing joint use of these parks and recreational areas. In addition, the City owns and operates a public pool, civic center, and youth center.Table 4-5below summarizes the characteristics of the existing parks and recreations facilities in the City of Selah.

Table 4-4. Parks and Recreation Facilities, Selah UGA

Park	Size (Acres)	Amenities
Carlon Park	16.5	4 softball fields, 1 youth softball field, high school baseball field, 8 tennis courts, playground, skate park, storage buildings, restrooms, picnic tables, walking path, paved parking lot, grassy areas
Legion Park	0.8	Lighted flagpole, open grassy area, parking, designated bike lane to park
McGonagle Park (Selah Little League)	9.8	4 little league baseball fields, storage building, concession stand, restrooms, picnic tables, walking path, paved parking lot, grassy areas
Playland Park	2.8	Playground, picnic shelter, grills, electrical outlets, drinking fountain, pit toilet, children's play set, sand volleyball court, walking path, paved parking lot, river viewing deck, grassy areas, river access
Palm Park	1.0	Playground, picnic tables, paved basketball court, open grassy area
Sunrise Park	0.3	Picnic table, open grassy area
Trolley Park	0.25	Gazebo, bench seat, open grassy area, historical pictures, paved parking area
Veteran's Park	0.5	Open grassy area, tribute flags, flower garden
Volunteer Park	5.0	Walking path, dog park (currently undeveloped)
Wixson Park	8.0	Pool, spray pool, slides, concession stand, playground, storage buildings, restrooms, picnic shelters, grills, electrical outlets, water, paved parking lot, grassy areas
Total	**44.95**	

In 2012, Selah Parks and Recreation Service Area passed a maintenance and operations bond for the existing pool. In November 2015, Selah Parks and Recreation Service Area passed a bond to construct two new swimming pools and other amenities at Wixson Park. The 20-year bond raised property taxes to cover the construction cost. The City is currently developing designs for the pool and anticipates construction will begin in 2017.

The Selah Parks and Recreation Six-Year Capital Improvement Program is summarized below. In the longer term, Selah would like to continue working toward the priorities outline in the Selah Comprehensive Parks and Recreation Plan, including increasing recreational programming, promoting park improvement activities that encourage tourism, and creating a bicycle-friendly community.

Table 4-5. Parks and Recreation Facilities Capital Improvement Program

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	Pool: Develop Plans and Construct New Pool	$5,000,000	2017	Grants, Bond
2	Wixson Park Improvements: Covered Gazebo	$40,000	2018	City
3	Centennial Park Project: Develop and Construct	$200,000	2018	Private
4	Warning Track Material, Infield Conditioner	$8,000	2018	City
5	Carlon Park Improvements: Playground (big toy set)	$50,000	2019	City, Grants
6	Legion Park Improvements: Benches, bike rack	$20,000	2019	Legion Grant
7	Wixson Park Improvements: Concrete sidewalk to restrooms	$60,000	2019	City
8	Civic Center: Sound & Projection System, Re-key (electronic)	$10,000	2019	City, Grants
9	McGonagle Park Improvements: Pave lower parking lot	$90,000	2020	City
10	Overlay Civic Center Parking Lot	$90,000	2020	City
11	Infield Conditioner	$6,500	2020	City
12	McGonagle Park Improvements: Playground(Big Toy Set)	$50,000	2021	City, Grants
13	Develop Green Space for Youth Sports Complex	$1,000,000	2021	City
14	Greenway Extension Playland Park	$500,000	2021	ALEA/Bond
15	Playland Park Improvements: Restroom	$40,000	2022	City, Grants
16	Volunteer Park Improvements: Develop/construct park	$400,000	2022	RCO/City
17	Carlon Park Improvements Replace Lighting Hardball Field	$300,000	2023	Local Partners

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
18	Palm Park Improvements Playground(Big Toy Set)	$50,000	2023	City

IIX. PUBLIC FACILITIES

The existing public facilities operated by the City of Selah are described below and are mapped in Figure 4-1, page 255 and discussed below. The Police Station and Fire Station were discussed previously under Police and Fire Protection and the Selah Swimming Pool was discussed previously under Parks and Recreation.

Library

In 2005, the City annexed to the Yakima Valley Libraries system. Prior to 2010, the Selah Library was located in City Hall. In 2010, due to growth of the City, Selah entered a joint agreement with the Yakima Valley Libraries to co-lease a new building space. The new 4,000-square-feet Selah Library is located at 2016 South Second Street. The five-year lease included a purchase option which was exercised by Yakima Valley Libraries in 2015.

City Hall

City Hall is located at 115 West Naches Avenue and houses the city administrative offices: clerk's office; finance department; and municipal courts. In addition, the Mayor, City Administrator, and City Attorney have offices in City Hall.

Currently, Selah is looking at financing options for a new City Hall because the current City Hall is overcrowded and outdated. The new City Hall complex would include a new police station. Construction is estimated to occur in 2019, with a preliminary budget of ~~**$7-8**~~ **$15** million. Currently, City-hired consultants are undertaking a feasibility study for the project.

Public Works

The newly constructed Public Works Office/Shop is located at 222 South Rushmore Road and houses the public works offices and shop bays. The facility also includes covered storage areas. The Public Works Department is responsible for water, sewer, streets, City planning and park maintenance.

Civic Center

The Selah Civic Center is located at 216 S. 1st Street. The Civic Center consists of a large banquet room and two smaller meeting rooms, a fully equipped kitchen, dining room, and foyer. The current Civic Center is outdated and not sufficient for Selah's needs. The City has identified either renovation or replacement of the Civic Center as a mid-term need. Currently, possible funding options are being considered but there are no firm plans in place.

Youth Center

The Selah Youth Center is located at the Selah Civic Center, and includes recreational equipment, arts and crafts, popcorn and snow cone machines, computers, outdoor sports equipment, and tables.

Table 4-6. Government Facilities Capital Improvement Program

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	City Hall / Police Station	$15 million	2019	Local funds, grants
2	Reconstruct or renovate Civic Center	Unknown	Unknown	Local funds, grants

IX. UTILITIES

Telecommunications

Ellensburg Telephone provides local telephone service. Ellensburg Telephone is an independent local exchange carrier founded in 1908. In addition to providing local telephone service, Ellensburg Telephone also offers nationwide long distance service, and Internet access featuring high speed DSL.

As communities grow, facilities are upgraded to ensure adequate service levels. To make additional services available, facilities are frequently upgraded with new technology. Local construction plans are submitted to obtain needed permits and authorizations from local government planning and public works departments.

Ellensburg Telephone currently provides telecommunications service to the Selah area, and does not expect difficulties in continuing to provide services to the future residents of Selah over the next twenty years.

Cellular communications services are included as a part of this element due to the increasingly important role they play in day-to-day transfer of information, and communication for business, emergency, and personal use. Cellular telephone service is provided by a number of companies, including AT&T, Nextel, Cingular, and Sprint. The increase in cellular use will require additional transmission site facilities, and the need for coordinated planning to ensure that permits and application are processed in a timely manner, and in a manner consistent with the Land Use Element of this Plan. It is expected that increased service and options will be available to Selah residents in the future.

Cable television service is provided by Charter Communications. Charter Communications foresees no capacity problems for providing service to future boundaries of Selah. The distribution system will need to expand, allowing for services to the areas experiencing development as a result of population growth.

Electricity

Electrical systems are provided by Pacific Power. The substation that serves Selah is located along Goodlander Road. Pacific Power is currently meeting the needs of Selah and the UGA and plans to continue to do so during the planning period.

In 2009, Pacific Power built a new substation between Sunnyside and Grandview, which the company expects will upgrade capacity for the entire Yakima Valley and improve reliability. Pacific Power also plans to construct a new 40-mile, 230-kilovolt line connecting the Bonneville Power Administration substation near Vantage with Pacific Power's Pomona Heights power substation near Selah. The goal of the new line is to enhance operating flexibility and security of the regional electricity transmission grid. Alternatives under consideration for the project include routing the line around the northern or southern boundaries of the Yakima Training Center Military Reservation east of Selah. Pacific Power estimates that the line will be constructed in mid to late 2016.

Natural Gas

Cascade Natural Gas Corporation (CNG) builds, operates, and maintains the natural gas facilities serving Selah. CNG is an investor-owned utility, serving customers in sixteen counties within Washington State. Cascade Natural Gas provides natural gas for residential, commercial and industrial uses in Selah and the UGA.

Customer hook-up to the distribution system is governed by CNG's tariffs as filed with and approved by the Washington Utilities and Transportation Commission (WUTC). Connection to CNG's distribution system is solely demand driven. Connections cannot be planned in advance; rather, connections are initiated by customer requests.

Currently the existing natural gas system is fully functional and meeting the needs of the customers in Selah. Cascade Natural Gas Corporations Least Cost Plan, as filed with the WUTC, addresses the adequacy of service to be provided within the company's certified service area.

As the current provider of natural gas to the Selah UGA, Cascade Natural Gas Corporation is planning to continue meeting the needs of the Selah UGA during the planning period.

X. SIX-YEAR CAPITAL FACILITIES PROGRAM

Capital facilities are long-term fixed assets that have a significant long-term life cycle and substantial cost (i.e., the municipal domestic water distribution and sewage collection systems, sewage treatment plant and transportation network). These facilities require a policy for long-term financing rather than the annual budget cycle.

The six-year Capital Facilities Program will assist with annual budget decisions to incrementally fund these facilities. The six-year Capital Facilities Program is not a substitute, but a budgetary *tool,* for making budgetary decisions. A summary of identified capital facility requirements to implement the Selah UGA Comprehensive Plan is contained in Table 4-7 below. Since the comprehensive planning process is a continuing, evolving process, this six-year Capital Facilities Program will be continually reviewed and updated.

Selah's Six Year Transportation Improvement Program, Water System Plan, Comprehensive Parks and Recreation Plan, and Capital Facilities Plan identified recommended projects, cost estimates, potential funding sources, and timing for project completion. These documents are incorporated by reference. In addition, staff provided updates to these plans to reflect recently completed projects or newly identified needs.

Table 4-7. Six-Year Capital Facilities Program

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Transportation			
See Table 3-9. Transportation Improvement Program, City of Selah, 2016 to 2021			
Water System			
OIEH and Elm St. Water Main Loop and Upsizing	2017	$900,900	Local Funds, DWSRF, CDBG, other grant/loan
Wastewater System			
Wixson Park, Park Avenue to South Third Street: Install 330 LF of 12" sewer main	2017/18	$64,000	City
Sewer System Plan	2017	$65,000	City
Fremont Ave.: Install 1,920 LF of 10" sewer main, including six manholes, connect to existing manhole at North Fourth Street	2020	$355,000	City
Crusher Canyon 12” sewer main: Slade Road to existing 12” sewer main	2018	$29,000	City
Southern Avenue/Eleventh Ave.: Install 250 LF of 15" sewer to connect to existing sewer under South First Street	2020	$224,000	City
Manhole replacement/installation, 5 New Manholes: various locations	2020	$84,000	City
Railroad Avenue, Bartlett Avenue/Naches Avenue Vicinity: Install 900 LF of 15" industrial pretreatment sewer main	2021	$268,000	City
Railroad Avenue, Bartlett Avenue to Naches Avenue: Install 1,010 LF of 15" sewer main	2022	$355,000	City
Railroad Avenue, Naches Avenue to Third Avenue: Install 1,270 LF of 18" sewer main	2023	$791,000	City
Water System			
Orchard Avenue Water Main Replacement and Upsizing	2019	$696,310	DWSRF Loan/City
W. Naches Ave. Water Main Replacement and Upsizing	2019	$542,770	DWSRF Loan/City
W. Bartlett Ave. and N. 7th St. Water Main Replacement and Upsizing	2021-2035	$929,170	DWSRF Loan/City
Lyle Loop Water Main Extension and PRV Station	2021-2035	$297,760	DWSRF Loan/City

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Goodlander Heights Water Main Replacement and Upsizing	2021-2035	$823,510	DWSRF Loan/City
Well #7 & Palm Park Booster Pump Improvement	2017	$1,200,000	DWSRF Loan/City
Service Meter Replacement (to Auto Meter Read fund)	2015-2035	$18,000/year	Delinquent Fees
Zone 6 Booster Pump Station	2015-2035	NA	Private
Tree Top Ross Plant Water Main Upsizing	2015-2035	NA	Private
North Park Center Loop to N. Wenas Rd.	2015-2035	NA	Private
Parks and Recreation			
Swim Pool Development or Replacement	2015-2018	$2,165,000-$5,165,000	Local Funds, CDBG, RCO[6]
New Restrooms or Replacement	2018-2019	$70,000	Local Funds, CDBG, RCO
Playground Equipment Upgrades	2017-2020	$70,000	Local Funds, CDBG, RCO
Museum Facility	2020	$320,000	Local Funds, CDBG, RCO
Soccer Field Goal Posts	2017-2019	$6,000	Local Funds, CDBG, RCO
Bike/Pedestrian Path Development	2018-2020	$450,000	Local Funds, CDBG, RCO
Public Facilities			
City Hall / Police Station	2019	$15 million	Local funds, grants
Reconstruct or renovate Civic Center	Unknown	Unknown	Local funds, grants

XI. FUNDING SOURCES

The six-year capital facilities program reflects those improvements which the Comprehensive Plan elements identify as necessary to implement the Plan, along with potential funding sources. To identify these potential funding sources, it is important to review how capital improvements have been financed by the City in the past.

The City of Selah typically does not allocate general fund revenues for large capital facility projects. Rather, these are funded through bond issues, state and federal grants, the real estate excise tax, and accumulated water and sewer enterprise fund reserves.

The preferred method of funding public works capital improvements is through the accumulation of reserve funds from user fees. The main advantage of the "pay as you go" approach with reserve funds is that the City does not have to pay interest on borrowed money, and, in turn, can earn interest on the accumulated reserves.

Typically, large capital projects are financed through long-term bonded debt and other grants and loans.

General Obligation Bonds. General obligation bonds are backed by the value of the property within the jurisdiction (its full faith and credit). There are two types of general obligation bonds: voter-approved and councilmanic. Voter-approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds. Councilmanic bonds do not use a dedicated funding source. As a result, general fund monies required for payback will not be available for other government operations.

The Washington State Constitution places limits on the amount of bond indebtedness that any city can incur. No city may incur debt in excess of 1.5% of the taxable property unless 3/5 of the voters of the community approve additional indebtedness. The additional indebtedness may be as much as 5% of the value of the taxable property for all types of capital projects, while an additional 5% may be allotted for projects supplying the city with water, artificial lights and sewer. School districts are also allowed an additional 5 percent for capital outlays, providing the extra 5 percent is voter-approved. Capital outlays include expenses for buildings, facilities, and major equipment.

In addition, the Washington State Legislature sets statutory debt limitations based on what the Legislature believes is a safe and reasonable amount of each type of jurisdiction to carry. For cities and towns, the statutory limit on non-voted general obligation debt is 1.5%, and 7.5% for the total general obligation debt. For school districts, the statutory limits are 0.375% and 5.0%, respectively.

Revenue Bonds. Revenue bonds are backed by the revenues received from the project that the bonds helped to fund. Such bonds are commonly used to fund utility improvements. A portion of the utility charge is set aside to pay off the bonds.

Special Assessment Bonds. (Local Improvement Districts, Transportation Benefit Districts, and Utility Improvement Districts). Special assessment bonds, repaid by assessments against the property benefited by the improvements, are used to finance projects within a specific geographic area, as opposed to those that will serve the entire jurisdiction.

Grant and Loan Programs

A variety of state and federal grant and loan programs fund capital facilities. Those most commonly used by central Washington municipalities include:

Department of Ecology Water Quality Funds. State grant and loan programs administered by the Department of Ecology include the Centennial Clean Water grant program, the Clean Water Act Section 319 program, the Revolving Fund loan program, and the Stormwater Financial Assistance grant program. Grants can be used for hardship wastewater facilities, nonpoint source activities, stormwater activities, stormwater facilities, and on-site sewage system projects. Loans fund wastewater facilities, stormwater activities and facilities, nonpoint source activities, and on-site sewage systems, as well as planning activities.

Department of Health Drinking Water State Revolving Fund (DWSRF).Department of Health DWSRF programs include the Pre-Construction Grant Program, Consolidation Grant Program, and Pre-Construction Loan Program. These programs fund water planning activities, engineering and design, environmental review, and other types of projects.

Washington Recreation and Conservation Office (RCO).RDO administers a variety of grant programs. The program most frequently used by local governments is the Land and Water Conservation Fund, which provides funding for local parks and recreational facilities.

Community Development Block Grant (CDBG).The Washington State CDBG program offers a variety of funding programs. General Purpose Grants are available for planning and construction of public infrastructure, community facility, affordable housing, and economic development projects.

Washington Transportation Improvement Board (TIB).TIB has several grant programs for urban areas (cities with population greater than 5,000), including the Urban Arterial Program, Urban Sidewalk Program, and Urban Preservation Program.

WSDOT Safe Routes to School and Pedestrian and Bicycle Programs. The Safe Routes to School funds projects within one mile of schools that serve to increase the ability of children to walk or bike to school. The Pedestrian and Bicycle Program funds projects that improve safety and accessibility for bikers and walkers of all ages.

Federal Road Funding Programs. Federal road funding programs are enable by federal transportation legislation. The current federal transportation bill is FAST Act. The most significant funding programs for local governments are the Surface Transportation Program (STP) block grant, which funds road projects; and the Congestion, Mitigation, and Air Quality (CMAQ) program, which funds transportation projects and other related efforts that contribute air quality improvements and provide congestion relief.

Federal Non-motorized Transportation Funding. FAST Act also provides non-motorized transportation funding. Under former federal transportation bills, this funding was called

Transportation Enhancements, and then the Transportation Alternatives Program. Under FAST Act, non-motorized transportation funding is part of the STP Block Grant.

The below summarizes how City of Selah plans to fund the water, sewer, and road projects.

Roadway Funding. Proposed funding of the recommended roadway projects is the continued use of a combination of tax monies (local funds), the State programs, and the Federal FAST Act programs. Over the past several years, TIB has been an attractive source of funds for smaller rural communities, but this attractiveness has generated a large number of applicants and resulted in increases competition for funding. The street budget should be reviewed annually and adjustments made to optimize the use of available funds.

Selah could also consider formation of a Transportation Benefit District (TBD). In 1987, the Legislature created Transportation Benefit Districts (TBD) as an option for local governments to fund transportation improvements. Since 2005, the Legislature has amended the TBD statute to expand its uses and revenue authority. Most recently in 2015, the Legislature amended the TBD statute to authorize TBDs to impose vehicle license fees of up to $50 without a public vote, and also made it possible for cities to absorb the TBD in cases where the TBD has the same boundaries as the city.

A TBD is a quasi-municipal corporation and independent taxing district created for the sole purpose of constructing, improving and funding transportation improvements within the district. The legislative authority of a county or city may create a TBD by ordinance following the procedures set forth in RCW 36.73. The county or city proposing to create the TBD may include other counties, cities, or transit districts through interlocal agreements.

A TBD can fund any transportation improvement contained in any existing state or regional transportation plan that is necessitated by existing or reasonably foreseeable congestion levels. TBD funds can be used for maintenance, preservation and reconstruction improvements to city streets and county roads. Funds can also be used for public transportation and transportation demand management strategies. TBDs have several revenue options that are subject to voter approval, and other revenue options that can be imposed without voter approval. However, to impose fees those are not subject to voter approval, the TBD boundaries must be countywide or citywide, or if applicable, unincorporated countywide.

Water System Funding. The 2014 Water System Plan recommended increases between 3-4% each year from 2014 to 2020 to continue a positive water fund balance and construct the recommended system improvements. The Water System Plan recommended improvements be funded through a combination of DWSRF loans, City water funds, and funds from the private sector paying for infrastructure associated with proposed development.

Sanitary Sewer System Funding. Selah annually reviews its sewer rates to ensure there is adequate revenue to operate the system, as well as fund necessary improvements. The City will continue to investigate funding improvements through grants and low-interest loan programs such as the Public Works Trust Fund, the Centennial Clean Water Fund, the State Revolving Fund, and other sources.

Storm Drainage System Funding. Storm drainage facilities are often constructed and funded as part of a street improvement project and this method should be continued in Selah. Other options for funding storm water drainage projects include:

- Formation of Storm Drain Utility. The utility would function as an enterprise fund, charging a monthly rate for commercial, industrial, and private individual users. Reserves in the utility fund would be accumulated from the excess revenues from user fees. The amount of the reserves would depend on the balance of operation and maintenance costs of the system verse the total revenue generated by the fees. The reserves could be used to finance any storm drain project authorized by the City Council or applied as a match to a major funding source.

- Use of Local Public Powers. If a Storm Drain Utility were formed, it would have the power to issue revenue bonds, but the City would be faced with paying interest as well as principal on those bonds. Other funding sources include the use of City street funds, general obligation bonds, and formation of local improvement districts to finance drainage improvements. However, general obligation bonds are typically reserved for general municipal needs, and it is difficult to generate support for local improvement districts when property which often creates runoff does not itself have a flooding problem.

- State Assisted Resources. Roadway projects that are financed in part by State (TIB programs) of Federal (FAST Act programs) funds contain provisions for improving the storm drain system. This method should be continued for financing storm drain improvements. Other State and/or Federal funding programs associated with water quality improvement and enhancement may, in the future, make storm water treatment systems eligible for financial assistance.

- Private development. **~~Expansion of~~ S**torm drain**age ~~facilities to~~ in** newly developed areas is a common requirement of private developers. Construction of storm drain facilities is normally part of the roadway construction and is financed by the private developer.

Figure 4-1. City of Selah Public Facilities and Schools