



City Council Meeting Schedule June 2017

June 6, 2017
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

June 13, 2017
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Golf Course Update
2. Committee Updates

June 20, 2017
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

June 27, 2017
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Storm Water Rate Study
2. Code Enforcement Update
3. Legislative Priorities

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

June 2017
Updated 6/6/17

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	06/13/2017
Agenda Item Type	Reports/Plans		
Subject	Columbia Park Golf Course		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Employee & Community Relations		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

CourseCO, the management company for the Columbia Park Golf Course will be providing the 2016 Year-end Report and the 2017 Annual Plan.

Staff will provide an update and status report for the Columbia Park Golf Course Clubhouse project to include a recommendation.

Through

Cheryl Bolin
Jun 06, 17:04:12 GMT-0700 2017

Dept Head Approval

Terry Walsh
Jun 06, 18:06:56 GMT-0700 2017

City Mgr Approval

Marie Mosley
Jun 09, 08:35:36 GMT-0700 2017

Attachments:

Clubhouse Presentation
Columbia Park Presentation



City of Kennewick Golf Clubhouse Project Update June 13, 2017

Terry Walsh, Executive Director Community and Employee Relations
Cheryl Bolin, Parks, Facilities, and Recreation Director



History - Clubhouse

- June 2013 Options
 - New Construction
 - *Expansion/Improvement of Recreation Building*
 - Re-Purpose Site
- Requested Project Permit from USACE
- Expanded Environmental Impact Study Required for Project



Project Delays

- **USACE Approval**
 - **Project Permit**
 - **Demolition Plan**

- **Recreation Building**
 - **Broken Pipe**
 - **Water Damaged**
 - **Determine Value**



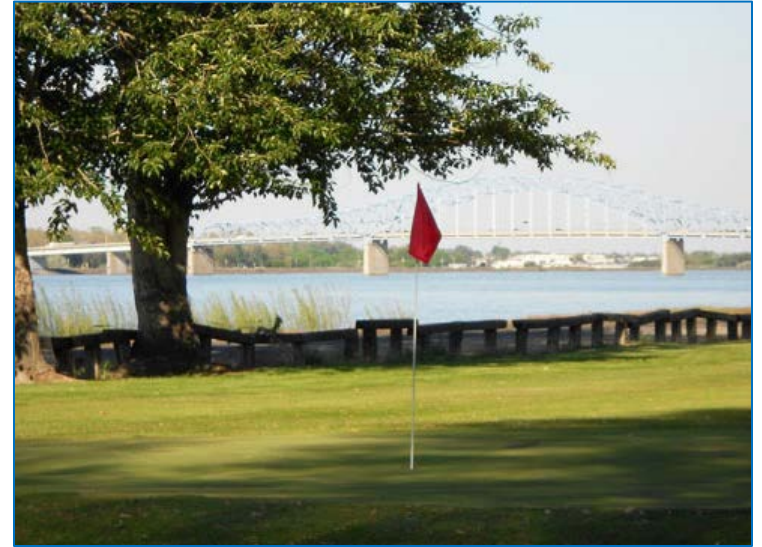
Project Status Update

- **Project Funded** **Biennial Budget 2017/2018**
- **Accepted Insurance Settlement** **March 2017**
- **Demolition Completed** **April 2017**



Clubhouse Amenities

- **Retail Space**
- **Commercial Kitchen**
- **Wrap Around Deck**
- **Meeting Space**



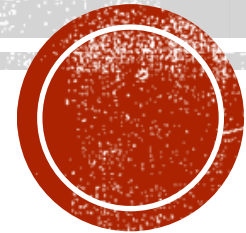
Recommendation

- **Build New Golf Clubhouse**
- **Surplus Recreation Building**



COLUMBIA PARK GOLF LINKS 2016 REVIEW & 2017 ANNUAL PLAN

City Council Workshop
June 13, 2017





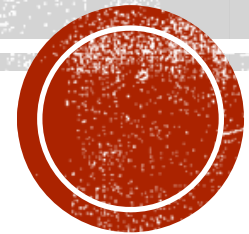
2016 Financial Review

	2016	2015
Total Rounds	12,375	14,395
Total Revenue	\$200,426	\$218,733
Total Expenses	\$259,619	\$274,473
NOI	-\$69,962	-\$67,248



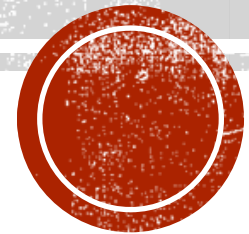
2016 OPERATIONS

- Total Rounds and Revenue negatively affected by wet spring and fall. 10 inches of rain in 2016.
- 2016 Total expenses came in 5% under prior year.
- Foot Golf was introduced in 2015, continues to grow! Now makes up 13% of our total rounds, introducing a new customer to the facility.
- Hosted several junior and adult instructional programs that introduces new players to the game.



2016 OPERATIONS

- Continue to host school golf teams including Kennewick High School Boys and Girls Golf teams.
- Increased membership in Player Development Program.



COMMUNITY



Father's Day Golf Triathlon

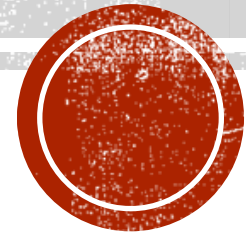
Movie Night on the Range



COMMUNITY



- National Night Out
- Disk Golf Fundraiser
- Glow Ball Fundraiser
- Ball Drop Fundraiser
- Tri City Union Gospel Mission
- School Supply Drive



COLUMBIA PARK GOLF COURSE
2017 Budget - Summary of Operations

	TOTAL	January	February	March	April	May	June	July	August	September	October	November	December
Open Play & Tournament Rounds	13,350	175	376	811	1,606	2,355	1,874	1,659	1,936	1,251	944	292	71
Member Rounds	1,150	33	100	52	137	113	141	143	142	127	90	46	28
TOTAL PAID ROUNDS	14,500	207	476	863	1,743	2,468	2,014	1,801	2,077	1,379	1,033	338	99
Comp Rounds	142	1	5	15	15	25	20	15	15	15	10	5	1
TOTAL ROUNDS	14,642	208	481	878	1,758	2,493	2,034	1,816	2,092	1,394	1,043	343	100
REVENUE													
Green Fees	\$ 144,513	\$ 1,878	\$ 4,185	\$ 9,431	\$ 17,465	\$ 25,907	\$ 20,610	\$ 17,831	\$ 20,083	\$ 13,454	\$ 9,907	\$ 2,998	\$ 765
Average per Round	10.82	10.75	11.13	11.63	10.88	11.00	11.00	10.75	10.38	10.75	10.50	10.25	10.75
Membership Dues / Fees	16,671	633	633	1,641	1,641	1,641	1,641	1,641	1,641	1,641	1,641	1,641	633
Average per Round	14.50	19.41	6.34	31.57	12.01	14.50	11.67	11.50	11.58	12.88	18.29	35.77	23.01
Carts	17,124	186	400	1,025	2,136	3,132	2,492	2,206	2,575	1,581	1,004	311	76
Average per Round	1.18	0.90	0.84	1.19	1.23	1.27	1.24	1.22	1.24	1.15	0.97	0.92	0.77
Merchandise Sales	11,600	166	381	691	1,394	1,975	1,611	1,441	1,662	1,103	827	271	79
Average per Round	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Food & Beverage	28,275	404	928	1,683	3,398	4,813	3,928	3,513	4,051	2,689	2,015	660	193
Average per Round	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95
Driving Range	28,275	404	928	1,683	3,398	4,813	3,928	3,513	4,051	2,689	2,015	660	193
Average per Round	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95
Lessons	2,800	-	-	200	200	500	500	500	500	200	200	-	-
Average per Round	0.19	0.00	0.00	0.23	0.11	0.20	0.25	0.28	0.24	0.15	0.19	0.00	0.00
Other Miscellaneous Rev	8,120	116	267	483	976	1,382	1,128	1,009	1,163	772	579	189	55
GROSS OPERATING REVENUE	257,378	3,787	7,723	16,838	30,608	44,165	35,838	31,653	35,727	24,129	18,187	6,730	1,994
Revenue per Round	17.75	18.27	16.22	19.51	17.56	17.89	17.79	17.57	17.20	17.50	17.60	19.89	20.19
COST OF GOODS SOLD													
Merchandise	6,960	99	229	414	836	1,185	967	865	997	662	496	162	47
Lessons	2,240	-	-	160	160	400	400	400	400	160	160	-	-
Food & Beverage	6,692	96	220	398	804	1,139	930	831	959	636	477	156	46
Total Cost of Goods Sold	15,892	195	448	973	1,801	2,724	2,296	2,096	2,356	1,458	1,133	319	93
NET OPERATING REVENUE	\$ 241,487	\$ 3,592	\$ 7,274	\$ 15,865	\$ 28,807	\$ 41,441	\$ 33,542	\$ 29,557	\$ 33,371	\$ 22,671	\$ 17,054	\$ 6,411	\$ 1,901



OPERATING EXPENSES														
General & Administrative														
Labor Wages/Salaries	\$	2,500	\$	192	\$	192	\$	288	\$	192	\$	192	\$	192
Personnel Expenses - Taxes, Benefits, etc.		500		38		38		58		38		38		38
Non Labor Costs		28,149		2,116		3,627		3,040		2,254		1,925		1,921
Equipment Lease		-		-		-		-		-		-		-
Accounting Fee		13,334		1,111		1,111		1,111		1,111		1,111		1,111
Management Fee		39,500		3,292		3,292		3,292		3,292		3,292		3,292
Subtotal		83,983		6,750		8,261		7,789		6,888		6,559		6,555
Golf Operations														
Labor Wages/Salaries		56,719		2,627		2,627		6,634		5,342		5,390		5,438
Personnel Expenses - Taxes, Benefits, etc.		22,581		1,375		1,375		2,208		1,950		2,007		2,102
Non Labor Costs		18,525		1,690		900		3,414		3,830		2,160		845
Equipment/Vehicle Lease		-		-		-		-		-		-		-
Subtotal		97,825		5,692		4,902		12,256		11,121		9,557		8,385
Course Maintenance														
Labor Wages/Salaries		51,934		2,744		2,744		6,006		4,434		4,506		4,506
Personnel Expenses - Taxes, Benefits, etc.		21,982		1,462		1,462		2,114		1,800		1,814		1,905
Non Labor Costs		32,012		2,020		948		4,907		4,429		2,445		3,711
Water		-		-		-		-		-		-		-
Equipment Lease		-		-		-		-		-		-		-
Subtotal		105,928		6,226		5,154		13,027		10,663		8,765		10,122
Total Operating Expense		287,736		18,667		18,316		33,072		28,672		24,881		25,062
NOI Before Incentive Fee, Rent & Debt Service		(46,250)		(15,075)		(11,042)		(17,207)		136		16,560		8,480
NOI After Incentive Fee, CIF & Rent	\$	(46,250)	\$	(15,075)	\$	(11,042)	\$	(17,207)	\$	136	\$	16,560	\$	8,480

2017 MARKETING

- Continue to facilitate and enhance instructional programs that allow for introduction and enjoyment of the game.
- Increase our outreach to local soccer organizations for end of the year Foot Golf parties, tournaments, and facility rental.
- Increase our participation with local community groups.
- Increase our offering of events, leagues, tournaments to attract non-traditional golfing public.



2017 MARKETING

- **Advertising and Promotions** – Ads in local newspapers to promote specials or promotions.
- **Internal Communications** – Counter displays, promotional signage throughout facility, golf carts, and member newsletters.
- **Community Outreach** – Host a wide and diverse calendar of community events and support programs.
- **Local Schools** – Continue to support local school teams by providing playing and practice opportunities at a low cost.



SPOOKTACULAR
SATURDAY | OCT 29 | 10AM

TAKE A BITE OUT OF HUNGER
Bring in a non-perishable food item and
receive a free small bucket of balls.
Various Contests and Prizes!

\$35 PER TEAM
Registration Deadline: Thursday | Oct 27

To sign up or for more information
CALL THE PRO SHOP (509) 586-3111

ALL PROCEEDS BENEFIT





Movie at the Links
AUG 12th at 7:00pm
2701 Columbia Park Trail - Kennewick, WA
FREE MOVIE + ACTIVITIES
Bring your family, chairs and blankets for a Movie at the Links, presented by Columbia Park Golf Links. Admission: softies and snacks and drinks are available on-site. Activities begin at 7pm and the movie starts at dark.

PRESENTED BY
Columbia Park Golf Links
US Cellular
TED BROWN MUSIC
More Info: 509-586-3111

© 2016 Columbia Park Golf Links | 2701 Columbia Park Trail | Kennewick, WA 99336 | Tel: (509) 586-3111
A CourseCo, Inc. Managed Property



FootGolf is now at Columbia Park!

COME CHECK OUT THE HOTTEST NEW SPORT!

Call the Pro Shop for
prices and availability
509.586.3111



LEVERAGING TECHNOLOGY AND SOCIAL MEDIA

- Website Updates and Announcements
- Internal Email Database
- City Wide Email Database
- Facebook/Twitter Announcements
- Digital Advertising/PPC/SEM
- Facebook Advertising/Push Ads



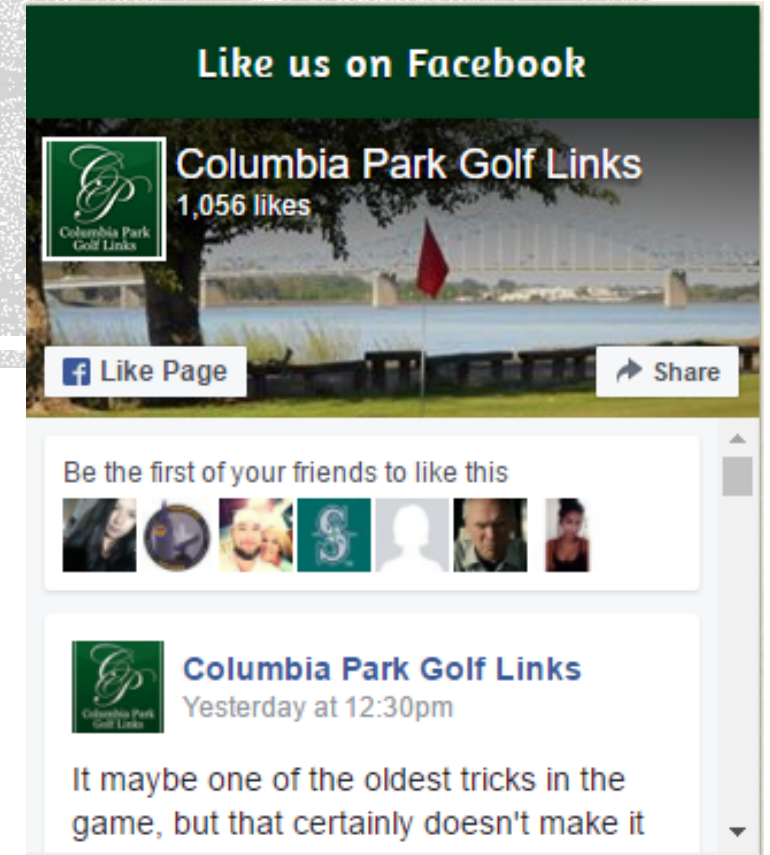
MARKETING TECHNOLOGY MANAGER

CourseCo provides at **no cost** to Columbia Park an employee who manages our online presence. Our Technology Marketing Manager manages the following internet-based approaches:

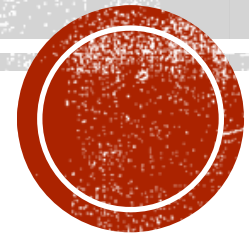
Search Engine Optimization (SEO)

Digital Advertising Campaign Marketing

Social Media



QUESTIONS



Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	06/13/2017
Agenda Item Type	Presentation		
Subject	Council Committee Updates		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Info Only	☒
Policy Review	☒
Policy DevMnt	☒
Other	☒

Summary

Council members sit on three committees that meet at least quarterly to work through a council directed work plan of items pertaining to the daily operations of the City which involve policy direction. At the June 13, 2017 workshop, the Infrastructure & Operations, Budget & Administrative, and Planning & Economic Development Committees will present an informational report on items each committee has worked on since the last committee update was provided to the full Council.

Through

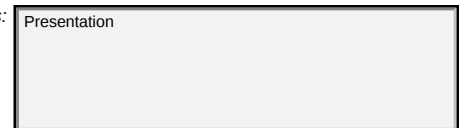
Dept Head Approval

City Mgr Approval

Dan Legard
Jun 06, 16:00:42 GMT-0700 2017

Marie Mosley
Jun 09, 08:43:21 GMT-0700 2017

Attachments: Presentation



Committee Updates

Kennewick City Council Workshop
June 13, 2017



Planning & Economic Development Committee



Recruiting: Craft Beverages

- Capacity exists for increasing craft beverage offerings
- Brewery Tour was conducted for interested brewers during the Bacon and Brew festival in February
- Washington Beer Commission event at Southridge provided an opportunity to outreach to brewers
 - Staff believe they have several serious contenders for breweries if we can locate appropriate space
- Working with Public Works to procure a pretreatment consultant to provide assistance in what best practices are for brewery startups to utilize
- Planning staff worked with brewer on siting of brewery in Kennewick

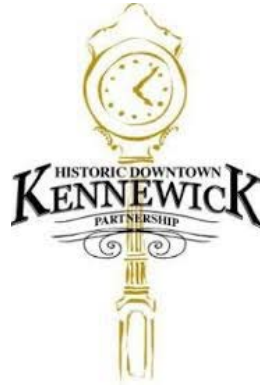


Recruiting

- ICSC outcomes: Positive and productive outcomes at ICSC to be discussed with PED committee this month.
 - Attendance at the Northwest Networking event resulted in contacts with several developers in close proximity to the Tri-Cities
 - Developer meetings at the trade show with several showing interest in the Vista Field area.
 - Worked with TRIDEC on Commerce request for Project Element. The PUD has become a great partner in providing specifics for these recruitment projects which have specific electrical requirements.



Partnerships



- Historic Downtown Kennewick:
 - Emily Estes-Cross named Downtowner of the year!
 - Enough funding raised to complete street tree lighting
 - Meeting on a monthly basis as a management team to discuss work plan items which would be beneficial to partner on with the city and HDKP
 - Downtown survey results revealed at the membership breakfast on June 2nd. Participants still want Restaurants, bakeries, and a variety of shops
 - Hometown Holiday event will be held on small business Saturday
 - HDKP will provide an update to PED committee this month
- TRIDEC:
 - Finalized agreement with TRIDEC
 - Culinary sponsorship focus
 - TRIDEC will provide a quarterly update to PED committee this month



Bridge to Bridge Progress

- Wine Village
 - Construction tour of the three buildings showed significant progress
 - Majority of streetscape hard surface work done, waiting on construction completion before planting
 - Waiting on construction completion for tank placement and effluent treatment system installation
 - EDA grant submitted for the infrastructure in phase two and the willows area of Port Property
- B2B Implementation
 - Working on Mixed use zone, Auto row designation and area wide rezone
 - Stakeholder meetings and community outreach
- Interest expressed at ICSC on prime property at the base of the blue bridge



Budget & Administrative Committee



Council Compensation



History

- Council salaries were last adjusted in 2000
 - Council members - \$992/mo. with Mayor Pro-Tem receiving an extra \$100 and Mayor receiving an extra \$200
 - State Constitution prohibits elected officials from raising their salary during their term of office
- DRS provides full service credit for elected officials if monthly salary > 90 times state minimum wage
 - >70 hrs to <90 hrs receives .5 credit; <70 hrs receives .25 credit
 - Currently 4 Council members participate in PERS
- Initiative 1433 raises minimum wage to \$11 in 2017, \$11.50 in 2018, \$12.00 in 2019 and \$13.50 in 2020 (adj. by CPI thereafter)
 - Minimum council salary for full service credit = \$1,035 in 2018, \$1,080 in 2019 and \$1,215 in 2020



Council Class & Comp Results

- Completed class & comp for Council Members in late 2016
 - Includes cities of Auburn, Bellingham, Federal Way, Kirkland, Lakewood, Marysville, Pasco, Richland, Spokane Valley and Yakima
 - City of Pasco - \$1,115 per month (2018)
 - City of Richland - \$1,143 per month (2018) plus \$80.25 mileage
- 75th percentile of comps = \$1,196 (\$204 higher than Kennewick)
- If annual CPI applied to 2000 salary = \$1,456/mo. for 2018
 - Utilized CPI-W, U.S. City Average for July
 - Assumes 2% CPI in 2017 (Available in August, 2017)



Recommendation

- Bring forward ordinance to modify the monthly salary for council members as follows:
 - 2018 - \$1,200 per month; 2019 - \$1,225 per month; 2020 - \$1,250 per month; 2021 - \$1,275 per month
 - \$208 monthly increase in pay in 2018; \$25 per month incr. the following 3 years
 - Maintain existing Mayor Pro-Tem & Mayor differentials
 - Maintain 4 year schedule by updating it every 2 years
 - Council members receive increase voted on during term at start of new term
- Move Council Members to Healthfirst 250 plan effective 1/1/18
 - EE coverage - \$66.57 reduction per month in premium
 - EE + Sp coverage - \$133.08 reduction per month in premium
 - Family coverage - \$192.79 reduction per month in premium



Infrastructure & Operations Committee



2017 Draft Work Plan



2017 Draft Work Plan

Work Plan Item	Description	Committee Meeting Date	Workshop Meeting Date (If Applicable)	Council Meeting Date (If Applicable)
First meeting in 2017 was cancelled due to scheduling conflicts		2/14/2017	N/A	N/A
Topics that went directly to Council Workshop	* Code Amendment KMC 5.56 Public Works Construction Standards	N/A	2/28/2017	7/18/2017
	*DOE Delegation of Authority NPDES Permitting	N/A	3/14/2017	7/18/2017
	* 2017 Pavement Preservation Program/Council Pothole Tour	N/A	3/14/2017	5/16/2017
	* Complete Streets Ordinance	N/A	3/14/2017	4/18/2017
	*High Strength Waste Discharge Ordinance	N/A	5/23/2017	7/18/2017
	* WWTP 2017-2022 NPDES Permit	N/A	7/25/2017	N/A
2017 IOC Work Plan Review	Review and Approval of Draft 2017 IOC Work Plan	5/16/2017	6/13/2017	N/A
Six Year TIP Update	Review of Projects to be included in the City and State's Transportation Improvement Plans	5/6/2017	N/A	6/20/2017
Quarterly CIP Update	Update of CIP projects in progress	5/16/2017	6/13/2017	N/A
Ridgeline Alignment Study	Review final draft of proposed Ridgeline alignment Study	5/16/2017	6/13/2017	N/A
Storm Water Rate Study	Review of draft Storm Water Rate Study recommendations	8/8/2017	7/11/2017	TBD
Sidewalk Repair Policy	Review proposed amendments to KMC 5.56.360 Sidewalk repair responsibilities	8/8/2017	9/12/2017	TBD

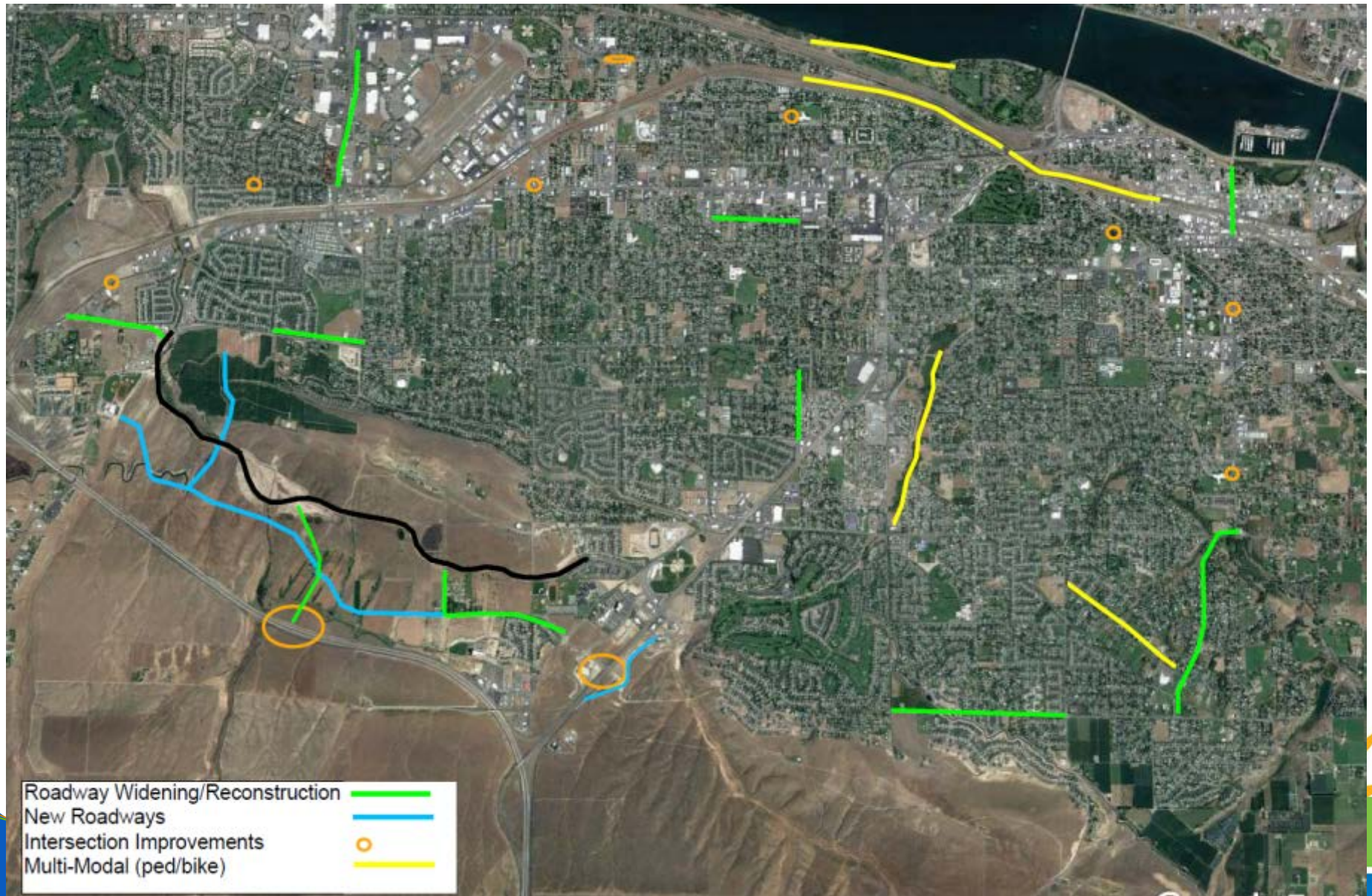
2017 Draft Work Plan continued...

Work Plan Item	Description	Committee Meeting Date	Workshop Meeting Date (If Applicable)	Council Meeting Date (If Applicable)
Moderate Risk Waste Facility Update	update on the status of the Moderate Risk Waste Facility	8/8/2017	9/12/2017	N/A
Quarterly CIP Update	Update of CIP projects in progress	8/8/2017	9/12/2017	N/A
US 395 and Ridgeline Grade Separation Project	Update on the status of the project	8/8/2017	9/12/2017	N/A
BNSF & UPRR Watermain Alternatives Analysis	Update on project design and permitting status	8/8/2017	9/12/2017	TBD
Yellowstone Sewer Alternatives Analysis	Review of project alternatives analysis and recommended alternative	8/8/2017	9/12/2017	TBD
Transportation System Plan	Review of draft TSP including proposed TIF zones	10/10/2017	11/14/2017	12/5/2017
Grant/Loan Review	Review of current loan/grant projects and programs	10/10/2017	11/14/2017	N/A
Quarterly CIP Update	Update of CIP Projects in progress	10/10/2017	11/14/2017	N/A
Westside Street Waste Facility	Update on the status of the Westside Street Waste facility	10/10/2017	11/14/2017	TBD
UGA Proviso Grant	Update on status of Southridge subbasin drainage study	10/10/2017	11/14/2017	TBD

Six-Year Transportation Improvement Plan



Six-Year Transportation Improvement Plan



Six-Year Transportation Improvement Plan

1a	10th Avenue Reconstruction	Clearwater	Steptoe	Street reconstruction - one travel lane each direction & TWLTL. Curb, gutter, sidewalk, storm drainage and illumination. Clearwater widening for left turn storage. Roundabout or Traffic Signal @ Clearwater & 10th Avenue.
1b	10th Avenue Widening	Joliet	CCB	Widening south side of the 10th Avenue. Bike lane, curb, gutter, illumination, sidewalk, center turn-lane, HMA Overlay of existing. Funded STPBG - 1279 fed, 200 City
2	45th Avenue Widening	Ely	Olympia	Reconstruction: roadway, curb, gutter, sidewalks, illumination, storm drainage, replace AC water lines, traffic control devices, channelization, signage. Project includes curb, gutter & sidewalk construction on one side of Ely Street from 45th to KID Canal.
3	Canal Drive/Edison Street Intersection Improvements	intersection project		Roadway and storage lanes for turning motions, channelization modifications, access reconstructions sidewalk improvements, frontage improvements, signal modification, APS and ADA improvements.
4	Cascade Street	45th	27th/Washington	City standard street, curb, gutter, sidewalk, illumination, storm drainage. Includes new construction from Highland Drive to 45th Avenue. Also, roundabouts at 45th & Cascade, 27th and Washington and Cascade and Highland.
5	Center Parkway/Deschutes Avenue Roundabout	intersection project		Construction of a small diameter roundabout @ Center Pkwy/Deschutes Avenue
6	Center Parkway Interchange	intersection project		On/off ramps to a structure constructed under a separate contract, traffic control devices, channelization, signage.
7	City Arterial Pavement Preservation	varies		Infrastructure preservation on City arterials. Union-10th to 27th; 27th-Ely to Olympia; Columbia Dr.-Kent to Fruitland. Funded STPBG - 1,600 fed, 250 City
8	Clearwater Avenue/Utah Street Intersection Improvement	intersection project		Construct widening for right turn lane, modify permanent pavement markings, permanent traffic control signing, and storm drainage modifications
9	Clearwater Avenue/Kellogg Street Intersection Improvements	intersection project		Construct additional storage lanes for increased turning motions. Signal modifications. Channelization.
10	Columbia Center Boulevard Widening	Deschutes	Quinault	Street reconstruction & widening. Construct an additional travel lane in each direction, curb & gutter, sidewalk, storm drainage, illumination, signal modifications.
11	Kennewick Avenue Widening	Union	Morain	Reconstruction and widening. Curb & gutter, sidewalk, storm drainage & illumination.
12	Metalline Avenue Widening	Kellogg	Edison	Reconstruction and widening. Curb & gutter, sidewalk, storm drainage & illumination. CN Funded STPBG - 1276 fed, 199 City

Six-Year Transportation Improvement Plan

13	Montana Street Extension	10th	Ridgeline	New construction: roadway curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage.
14	Morain Street Extension	10th	19th	New construction: roadway curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage. KID Bridge/Culvert.
15	Ridgeline Drive Extension Phase 3	Center Pkwy	Sherman	New alignment, curb & gutter, sidewalks, illumination, storm drainage and controlled intersection. Right-of-way by developer donation.
16	Ridgeline Drive Extension Phase 4	Clodfelter	Center Pkwy	New alignment, curb & gutter, sidewalks, illumination, storm drainage and controlled intersection. Right-of-way by developer donation.
17	Ridgeline Drive Reconstruction	Sherman	Southridge	Reconstruct roadway, curb, gutter, sidewalks, illumination, intersection control.
18	Sherman Street	Ridgeline	Bob Olson Pkwy	Reconstruction, curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage. Right-of-way by developer donation.
19	Southridge Center Parkway Extension	Ridgeline	Bob Olson Pkwy	New construction. City standard street, curb, gutter, sidewalk, illumination. Roundabouts at Bob Olson Parkway and Ridgeline Drive.
20	Southridge/UGA Center Parkway Extension	intersection project		New construction. City standard street, curb, gutter, sidewalk, illumination. Grade separation @ I-82. Access to I-82 will be a separate project. Interchange justification report.
21	US395/Ridgeline Drive Intersection Improvements	intersection project		Construction of a grade separated intersection at US395 and Ridgeline Drive. Includes improvements on SR395. Prior PE \$786,000
22	Zintel Way/Ridgeline Drive/Bofer Canyon	US395	Zintel Way	Zintel Way new street construction - Ridgeline Drive reconstruction - Bofer Canyon realignment. All roadways - sidewalks, curb and gutter, illumination, storm drainage, roundabout. (Right-of-way by developer donation).
23	Complete Streets Program - Washington Street	Kennewick Avenue	Columbia Drive	Connect new wine village to downtown. Curb, gutter, sidewalk, lighting, railroad crossings, street lighting. Possible road diet from 4 to 3 lanes with bike lanes.



Six-Year Transportation Improvement Plan

24	Amistad Elementary School - Crossing Improvements	Intersection project		Install Rectangular Rapid Flash Beacon and associated signage.
25	Canal Drive Sidewalks	US395	Hartford	Construct new sidewalk - includes minor widening and curb construction
26	Cascade Elementary School Sidewalk	Lyle	Cascade	Construct approximately 3,700 linear feet of new curb, gutter and sidewalk from Lyle Street to Cascade Street. Project includes a crossing of Highland Drive with a pedestrian activated Rectangular Rapid Flash Beacon (RRFB).
27	Columbia Overlook - Phase 2	Neel	US395	Install concrete sidewalk on north side of roadway. Irrigation system installation and landscaped linear park. Requires agreement with BNSF Railway.
28	E. 10th Avenue Sidewalks	SR397	Oak	Construction of new sidewalks.
29	East Columbia Park Bicycle Improvements - Phase 2			The project will construct pavement widening for dedicated bicycle lanes. The project includes permanent pavement markings and signage.
30	Hawthorne Elementary School Crossing Improvements	John Day	400-feet south	Construct a new crossing at the intersection of Neel & John Day, construct a median refuge at the existing crossing at mid-block, extend the school zone on Neel Street to encompass both crosswalks, install RRFB at both crossings.
31	Spirit of America Trail - 15th to 27th	15th	27th	The project will construct a 12-foot wide shared use (ped/bike) facility. The project includes paving the staging/parking area at the south termini, pavement markings and signage.
32	Washington Elementary School Crossing Improvements	Intersection project		Install rectangular rapid flash beacon and associated signage and channelization.
33	Washington Street/6th Avenue Pedestrian Safety Improvements	Intersection project		The project will install a pedestrian activated rectangular rapid flash beacon (RRFB) to improve recognition and warning, especially for southbound. Construction of a center median to provide a pedestrian shelter at the mid-point of the crossing and existing curb ramps reconstructed to current ADA standards. Crosswalk blocks will be installed to define the safe walking route; Washington Street channelization will be removed and reinstalled to utilize the existing width to the fullest advantage (lanes will be narrowed to provide traffic calming through the intersection).
34	Sidewalk renewals and replacements/ADA improvements	Citywide		The project will complete missing sidewalk sections and repair or replace damaged sections. The project will provide for ADA improvements.

CIP Update



Bob Olson Parkway and Hildebrand Blvd.

- Project Scope and Limits
 - *5-lane section from 5-Corners Roundabout to Grant Street with landscaping*
- Estimated construction cost to complete = \$7.7 million
 - *Budgeted in the Urban Arterial Street Fund*
- Project Schedule
 - *Advertised for bids June 2016*
 - *Awarded July 19, 2016*
 - *Notice to Proceed August 10, 2016*
 - *Complete – August 2017*



Bob Olson Parkway and Hildebrand Blvd. – cont.



Bob Olson Parkway and Hildebrand Blvd. – cont.



Sidewalk being poured adjacent to the Southcliffe Commercial area.

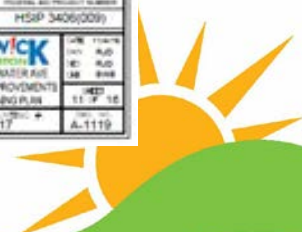
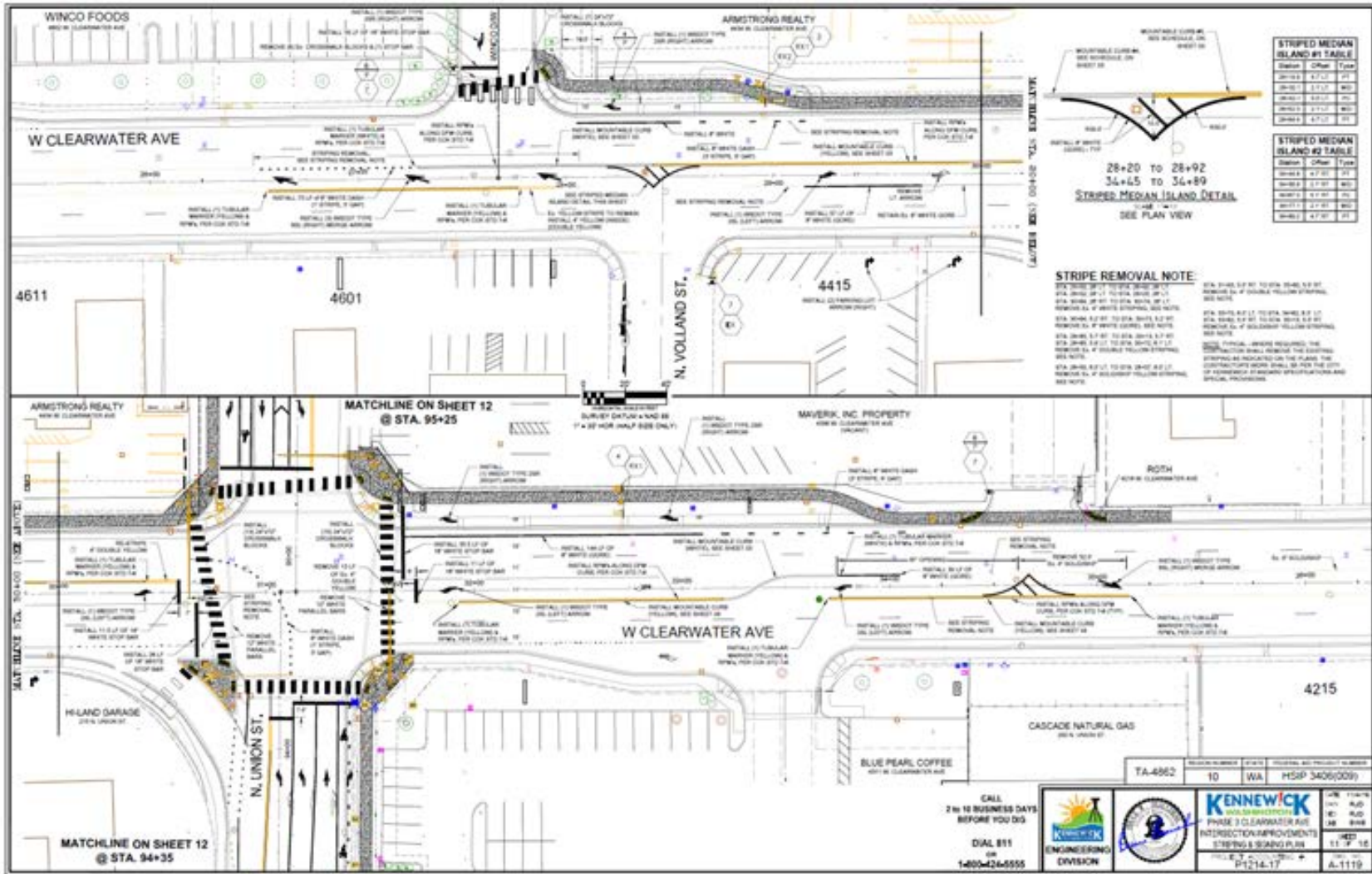
Clearwater Corridor Safety Improvements

Phase 3

- Project Scope (Three projects)
 - Project 1 - Channelization modifications, turn pockets, signal modifications, tapers, and driveway modifications at the Clearwater and Union Intersection.
 - Project 2 - Channelization and driveway modifications between Columbia Center Blvd. to Colorado Street.
 - Project 3 - Channelization and driveway modifications between Huntington and US395.
- Estimated construction cost to complete Phase 3 = \$1.35 million
- Funding
 - \$1,300,000 Federal Grant Funds
 - *Budgeted in the Urban Arterial Street Fund*
- The Phase 3 portion of the project is scheduled to be completed Fall 2017



Clearwater and Union Street Intersection



WinCo Foods Access



Right Turn / Deceleration Lane



W CLEARWATER AVE

STARBUCKS 7600

JIMMY JOHNS 7530

HAPU CREDIT UNION BUILDING 7601

TA-4862

REGION NUMBER	STATE	FEDERAL AID PROJECT NUMBER
10	WA	HSIP 3406(009)

DATE: 11/14/16
DWG: RJD
DES: RJD
CHK: BWS

KENNEWICK WASHINGTON
PHASE 3 CLEARWATER AVE INTERSECTION IMPROVEMENTS STRIPING PLAN

PROJECT ACCOUNTING #: P1214-17

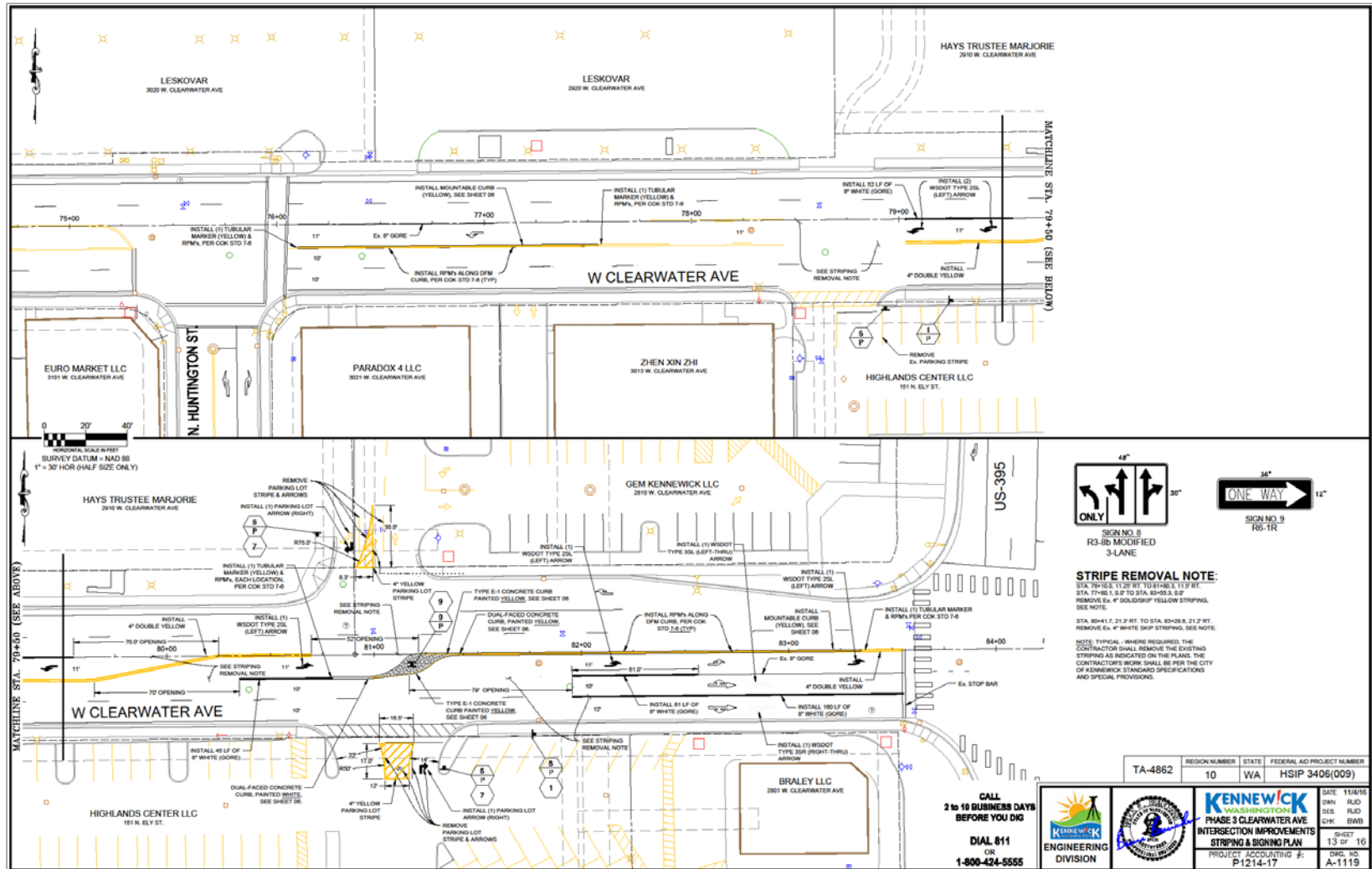
SHEET: 10 OF 16
DWG. NO.: A-1119

CALL 2 to 16 BUSINESS DAYS BEFORE YOU DIG
DIAL 811 OR 1-800-424-5555

STRIPING REMOVAL NOTE:
 STA. 10+86.82 RT TO STA. 10+86.40 RT.
 STA. 10+86.40 RT TO STA. 10+86.36 RT.
 REMOVE EX. 4" YELLOW STRIPING. SEE NOTE.

NOTE: TYPICAL - WHERE REQUIRED, THE CONTRACTOR SHALL REMOVE THE EXISTING STRIPING AS INDICATED ON THE PLANS. THE CONTRACTORS WORK SHALL BE PER THE CITY OF KENNEWICK STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.

Huntington Street to US395



Columbia Drive Streetscape

- Project Scope
 - The project will construct a bus pullout, meandering sidewalk and landscaping improvements adjacent to the Port of Kennewick's Columbia Gardens project.
- Estimated project cost = \$481,000
- Funding
 - *Budgeted in the Urban Arterial Street Fund*
 - Staff successfully obtained \$100,000 Federal TAP Funds
- Project Schedule
 - *Advertised for bids July 2016*
 - *Awarded August 16, 2016*
 - *Notice to Proceed September 20, 2016*
 - *Complete – September 2017*



Columbia Drive Streetscape – cont.



MATCH LINE STA 12+50 SEE ABOVE



Columbia Drive Streetscape – cont.



Southridge Blvd. Reconstruction

- Project Scope and Limits
 - *3-lane section from Christensen Road to tie into existing roadway south of Ridgeline Drive*
 - *Water and sewer infrastructure extended to Christensen Road*
- Estimated project cost = \$1.244 million
- Funding
 - \$970,000 Washington State Legislature approved direct appropriation administered by the Washington State Department of Commerce
 - *Budgeted in the Urban Arterial Street Fund and the Water and Sewer Fund*
- Project Schedule
 - *Advertised for bids November 2016*
 - *Awarded December 6, 2016*
 - *Notice to Proceed January 9, 2017*
 - *Complete July 2017*



Southridge Blvd. Reconstruction – cont.



Zone 5 Reservoir Transmission Main

- Project Scope and Limits
 - *Zone 5 transmission main that connects the new Zone 5 Booster Station on Thompson Hill to the Zone 5 transmission main on Sherman Street*
- Estimated project cost = \$440,000
- Funding
 - *Water and Sewer Fund*
- Project Schedule
 - *Advertised for bids November 2016*
 - *Awarded January 3, 2017*
 - *Notice to Proceed March 6, 2017*
 - *Complete April 2017*



Zone 5 Reservoir Transmission Main – cont.



2017 City-Wide Asphalt Restoration

- Project Scope and Limits
 - *Asphalt patching of failed pavement areas throughout the City*
- Estimated project cost = \$1,696,000
- Funding
 - *Arterial Street Fund*
- Project Schedule
 - *Advertised for bids May 2017*
 - *Awarded May 16, 2017*
 - *Notice to Proceed no later than July 10, 2017*
 - *Complete September 2017*

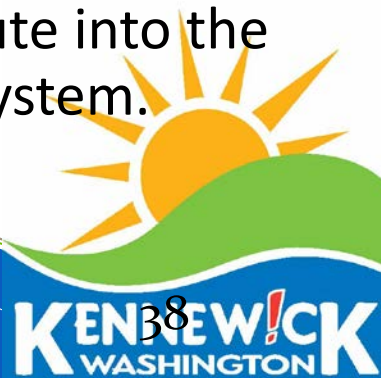


WWTP Upgrades

Phase 1 – Design and Construction

- **Project Scope**

- Improve effluent discharge treatment by replacing the existing UV treatment system – better treatment and reduced energy use.
- Add back up generator power for UV system and final treatment to ensure NPDES discharge compliance.
- Intercepting sludge lagoon overflow going to the final clarifiers and placing it back into the front end of the treatment stream – improves discharge quality.
- Influent pump station access and overhead crane addition to provide for more effective maintenance capabilities on the headwork pump system.
- Installation of bypass valve to provide alternative flow route into the plant when failure occurs in the primary headwork rake system.



WWTP Upgrades – cont.

Phase 1 – Design and Construction

- Funding

Phase 1 Revenue Source:

W/S Revenue	\$ 237,900
Dept. of Ecology SRF Loan	\$ 341,550
Dept. of Ecology SRF Loan	<u>\$3,885,000</u>
Total	\$4,464,450

Phase 1 Design & Const. Cost \$4,279,450



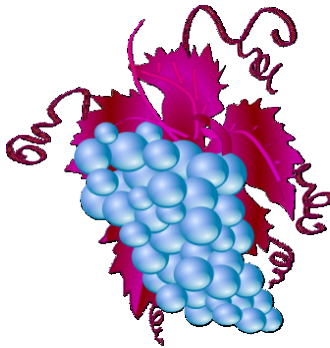
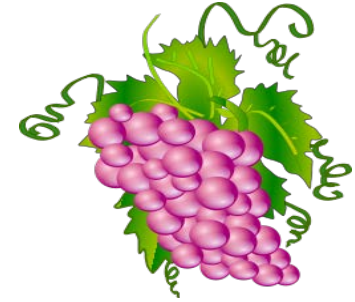
WWTP Upgrades – cont.

Phase 1 – Design and Construction

- Project Schedule
 - UV system specifications approved by Dept. of Ecology. Procurement of UV system began in September 2016
 - DOE approved final plans & specifications for phase 1 upgrades in March 2017.
 - Project advertised for bid in March 2017.
 - Council award of project to Big D's Construction May 2nd, 2017 in the amount of \$2.031 million.
 - Project construction expected to begin June 2017.



Columbia Gardens Winery Waste Pretreatment



Columbia Gardens Winery Waste Pretreatment – cont.

- Project Scope
 - Provide winery waste effluent treatment for up to 50,000 cases a year at full build-out of the Columbia Gardens area in partnership with the Port of Kennewick and currently under development.



Columbia Gardens Winery

Waste Pretreatment – cont.

- Funding - \$850,000 Water/Sewer Fund

- Project Costs

Consultant Expense to Date = \$ 186,685

Outstanding Consult. Cost = \$ 29,865

PW Engineering Staff = \$ 8,261

Water-Sewer Staff = \$ 37,409

Subtotal \$ 261,220

Prelim. Construction Cost Est. = \$ 329,361

(90% Design)

Total Estimated Project Costs = \$ 590,581



Columbia Gardens Winery Waste Pretreatment – cont.

- Project Schedule

- City Consultant Award

- Pretreatment Design June 2015
 - 50% Design July 2016
 - 90% Design February 2017
 - 100% Design May 2017

- Port of Kennewick

Bid Opening for Wine Village Phase 1 Fall 2016

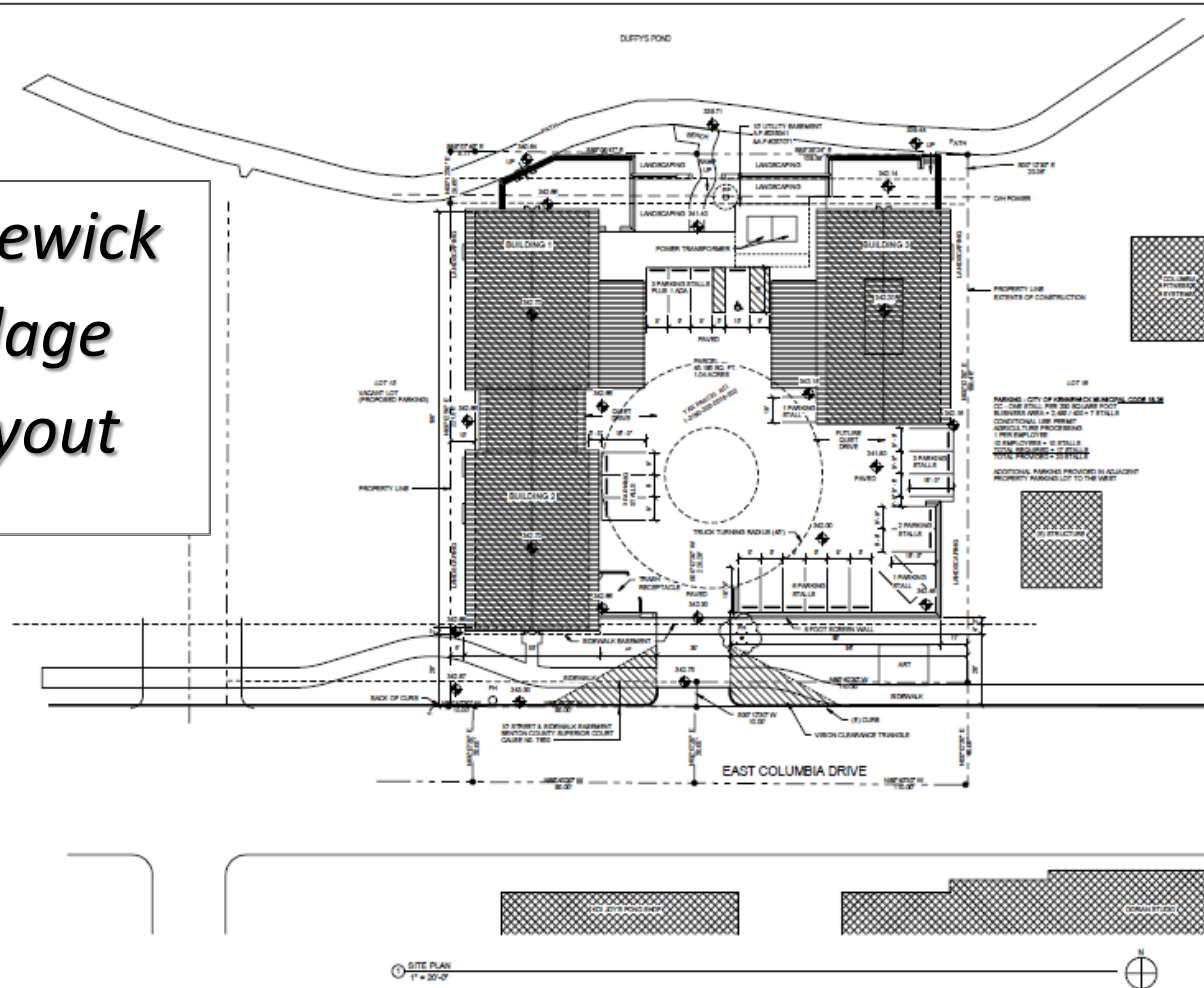
- COK Pretreatment Bid Timeline June 2017
(dependent upon POK Award)

- Pretreatment Construction Sept. – Oct. 2017



Columbia Gardens Winery Waste Pretreatment – cont.

Port of Kennewick Winery Village Phase 1 Layout



T
TERENCE L.
THORNHILL
ARCHITECT
8021 SANDIFUR PARKWAY
SUITE 104
PASCO, WA
99301
509-547-0354
FAX: 509-547-0352
tth@terencearch.com

A Professional Service Corporation

MEMBER



AMERICAN INSTITUTE
OF
ARCHITECTS

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only when used in the project and
are the property of
TERENCE L. THORNHILL, ARCHITECT, P.C.
which reserves all copyright and other rights.

DRAWN BY:

DC

CHECKED BY:

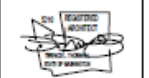
CD

PHASE

CD

REVISION NO.

NO.	DATE	DESCRIPTION
1	12/14/2015	ISSUED FOR PERMIT



PORT OF
KENNEWICK
COLUMBIA DR.
WINE VILLAGE

Kennewick, WA

ARCHITECTURAL
SITE PLAN

0300

213-030

12/14/2015

City of Kennewick Winery Waste Effluent tank and treatment facility.



KEYED NOTES

- 1 SEE PRETREATMENT SITE PLAN, SHEET C-102
- 2 REMOVE EXIST. 1" PVC CAP. CONNECT TO EXIST. 1" PVC PIPE.
- 3 1" SCH 40 PVC WATER PIPE, 30 LF±
- 4 1" 22.5° SCH 40 PVC ELBOW.
- 5 1" SCH 40 PVC WATER PIPE, 52 LF±
- 6 REMOVE EXIST. 8" PVC CAP. CONNECT TO EXIST. 8" PVC PIPE, INV. EL. 336.48±
- 7 8" D3034 PVC IS PIPE, 44 LF± @ 0.53% SLOPE.
- 8 1" 45° SCH 40 PVC ELBOW.



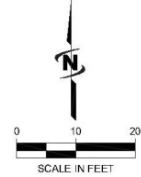
J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.753.2144
Fax: 509.759.0790
www.jub.com



NO.	DESCRIPTION	BY	DATE
1	REVISION		
2			
3			
4			
5			
6			
7			
8			
9			
10			

**COLUMBIA GARDENS
WINE WASTE PRETREATMENT PLANT**
EXPANDED SITE PLAN

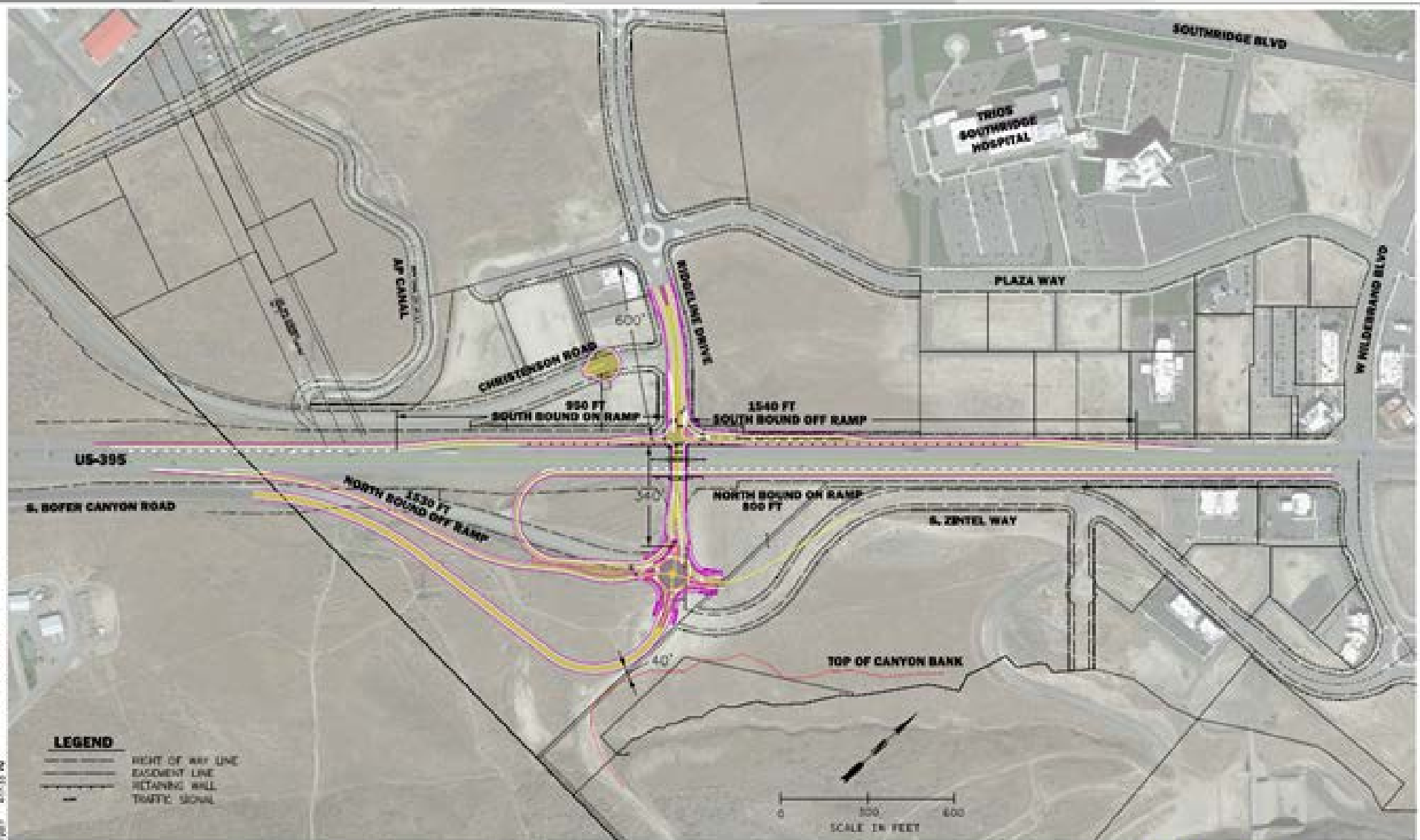
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JUB PROJ # 30.13.056.000
DRAWN BY: MCH
CHECKED BY: BBH
DATE: 08/11/2016
SCALE: AS SHOWN
SHEET NUMBER: C-101



**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES**

US 395 & Ridgeline Grade Separation Interchange





US-395 AND RIDGELINE DRIVE GRADE SEPARATION ALT.: BROWN PARTIAL CLOVER ULTRA TIGHT DIAMOND IC

DATE: APRIL 26, 2017
BY: RJLE/WES





US-395 AND RIDGELINE DRIVE GRADE SEPARATION

ALT.: ORANGE ULTRA TIGHT WEST/ TIGHT EAST DIAMOND IC

DATE: APRIL 26, 2017

BY: RJL/WES



Ridgeline Road Alignment



RIDGELINE ROAD ALIGNMENT STUDY

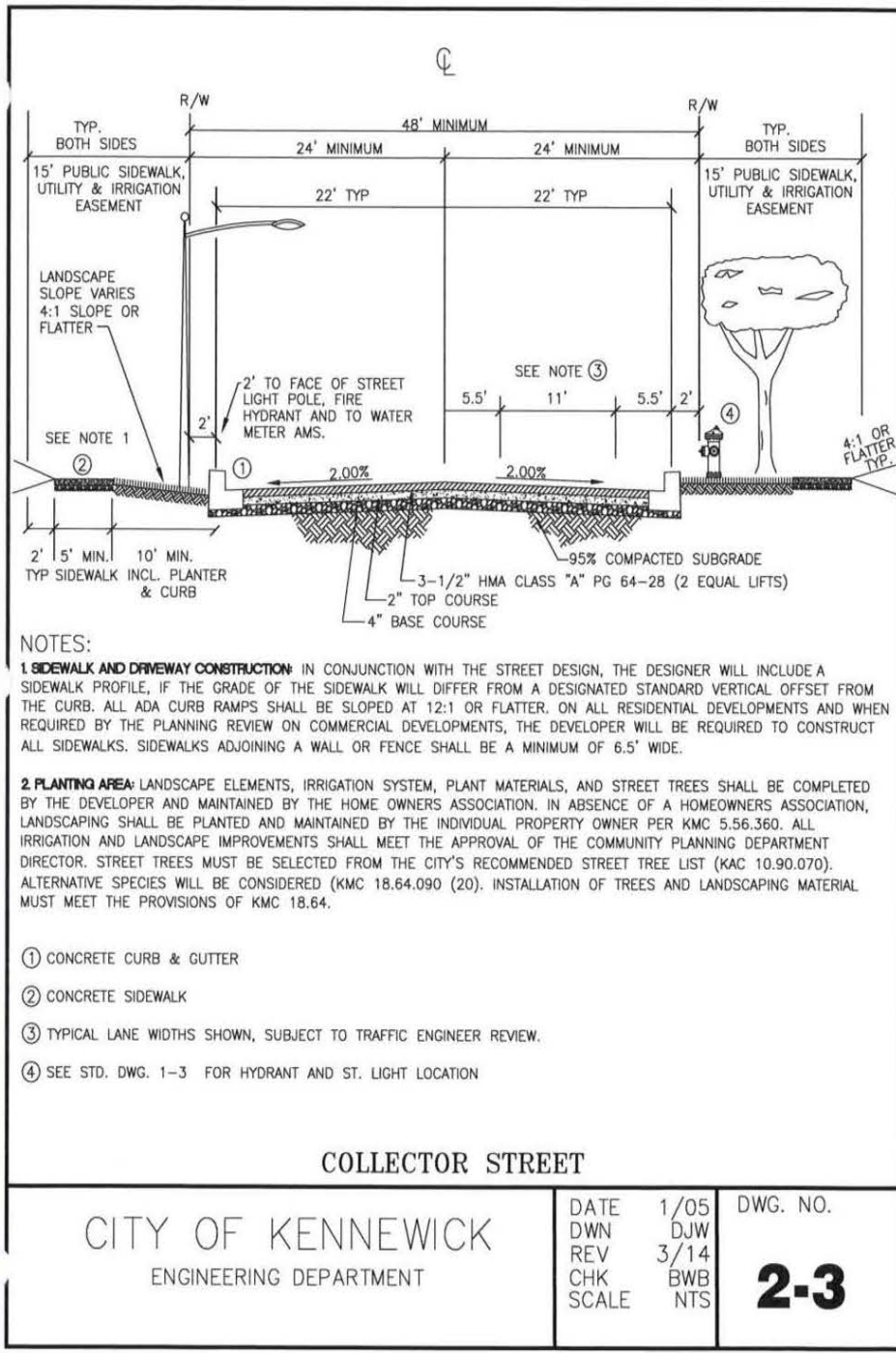
Feb. 2017

MacKay  Sposito



Ridgeline Road Parameters

- Road Classification: Collector
- Width: 48' ROW, 44' Curb to Curb
- Design Speed: 40 mph
- Maximum Designed Grade: 6%



RIDGELINE ALIGNMENT STUDY:

ROAD SECTION:
CITY OF KENNEWICK STD DETAIL 2-4, 3 -11' LANES, 6' BIKE LANES, 1.5' SHY ON EACH SIDE OF CENTER MEDIAN

DESIGN SPEED: 40 MPH

MINIMUM RADIUS FOR STANDARD 2% CROWN, AASHTO TABLE 3-16, = 762' (INSIDE TRAVEL LANE), THEREFORE MINIMUM CENTERLINE RADIUS = 780'

DESIRED MAXIMUM PROFILE GRADE : 6 %
MINIMUM PROFILE GRADE: 0.4%

LEGEND:
CUT
FILL

RIDGELINE ALIGNMENT STUDY:

ROAD SECTION:
CITY OF KENNEWICK STD DETAIL 2-4, 3'-11" LANES, 6' BIKE LANES, 1.5' SHY ON EACH SIDE OF CENTER MEDIAN

DESIGN SPEED: 40 MPH

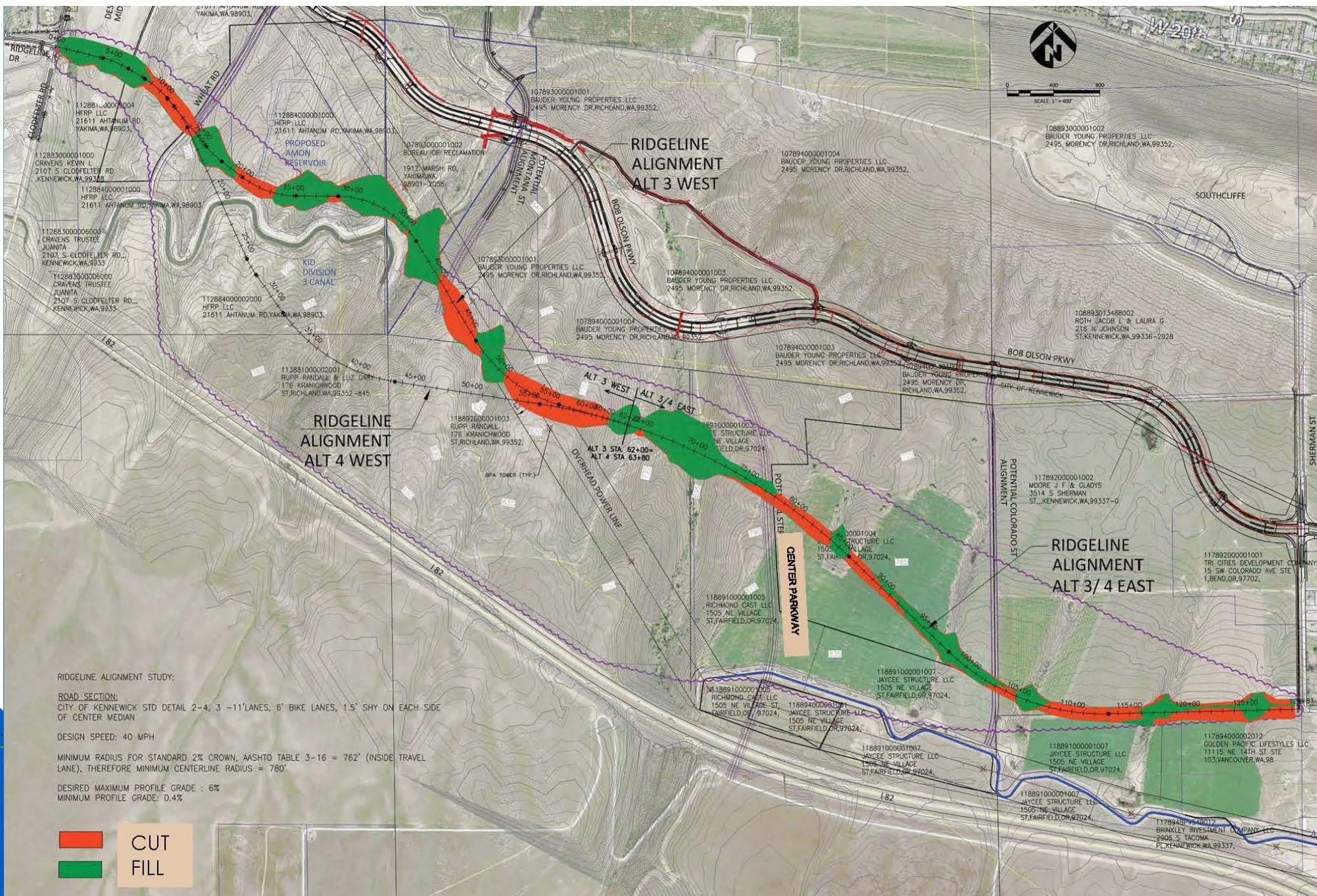
MINIMUM RADIUS FOR STANDARD 2% CROWN, AASHTO TABLE 3-16 = 762' (INSIDE TRAVEL LANE), THEREFORE MINIMUM CENTERLINE RADIUS = 780'

DESIRED MAXIMUM PROFILE GRADE: .6%
MINIMUM PROFILE GRADE: 0.4%

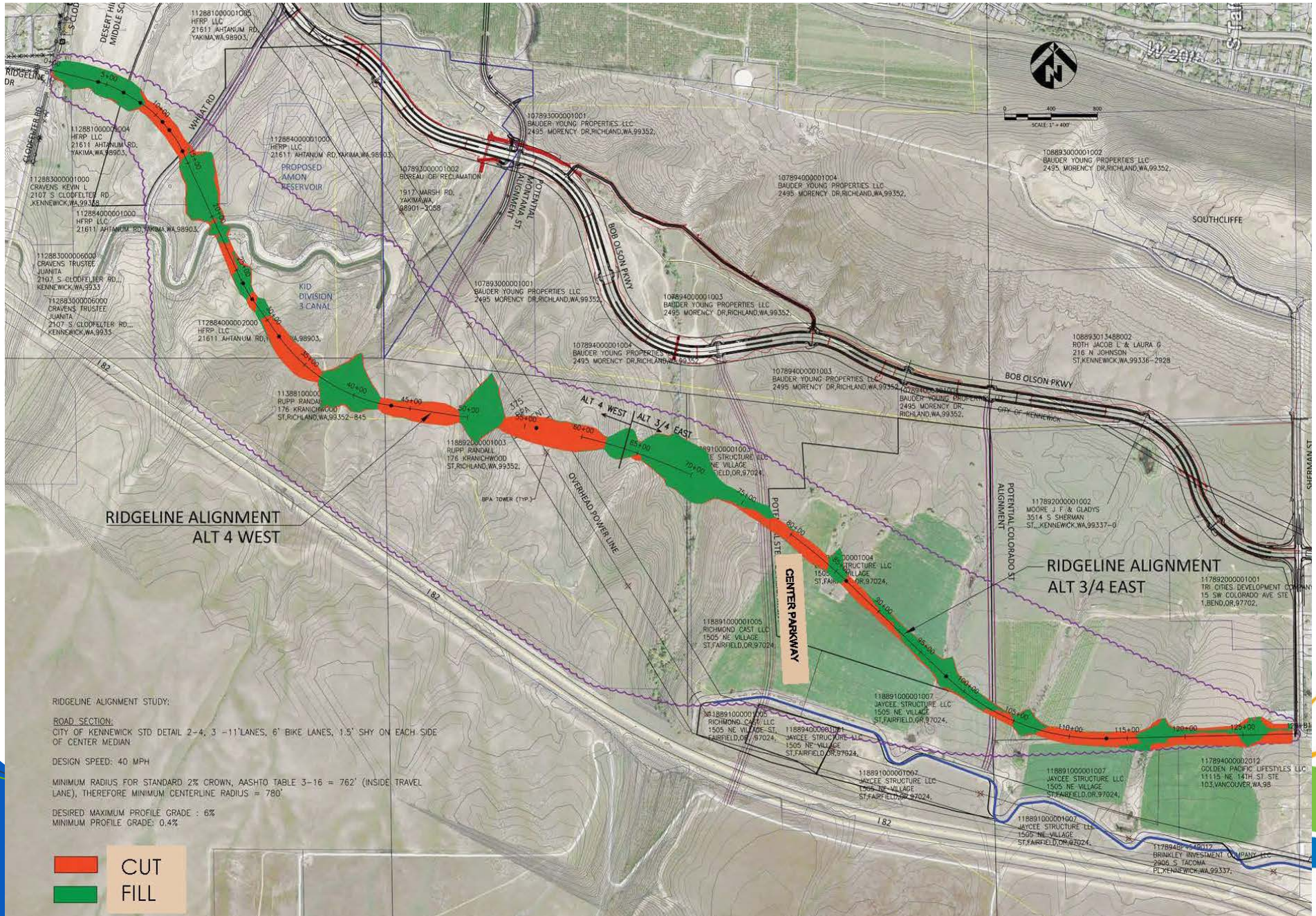
LEGEND:
CUT (Red)
FILL (Green)

CUT
FILL

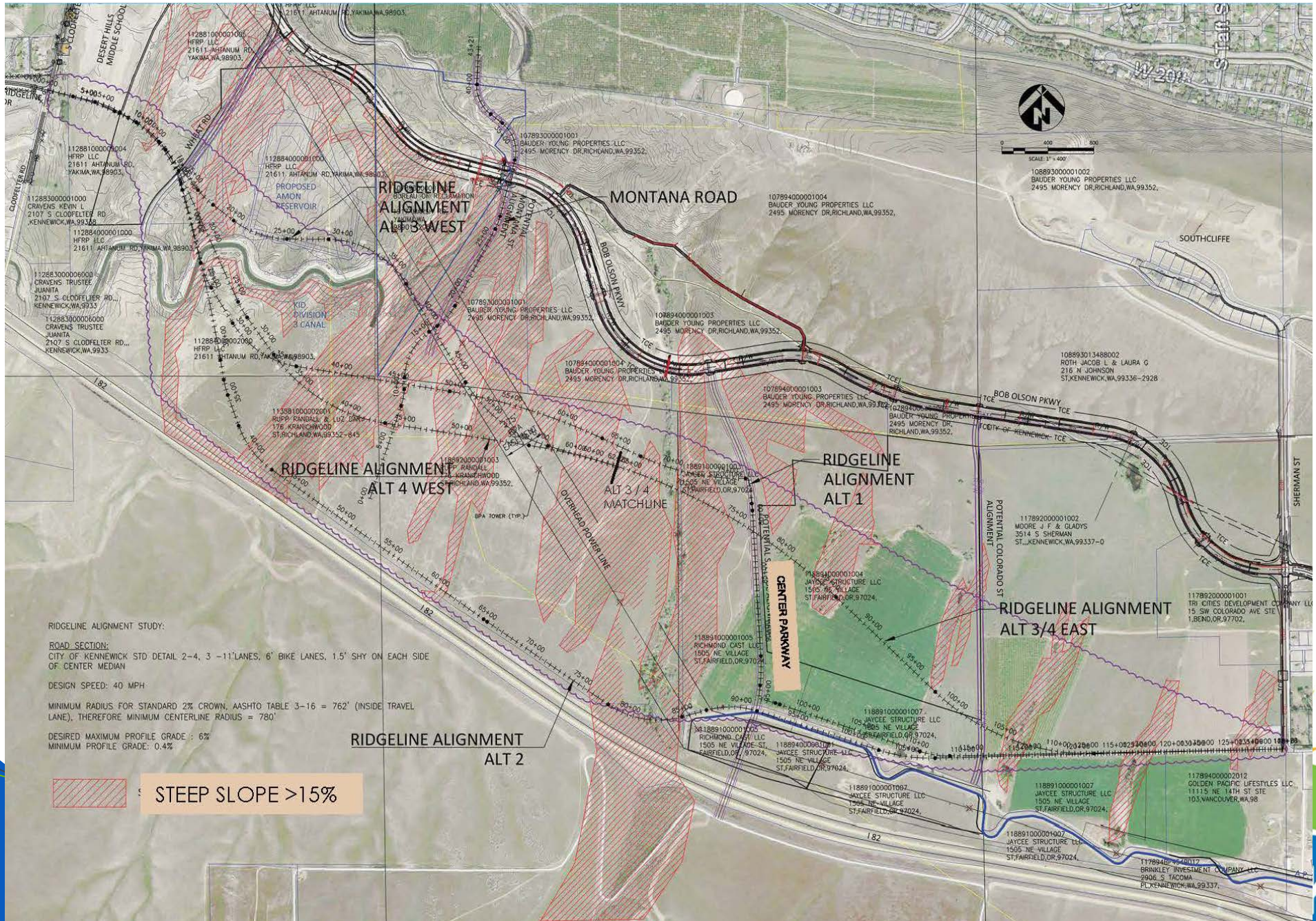
Alternative 3



Alternative 4



Alternatives 1 to 4



ALTERNATIVE COMPARISON

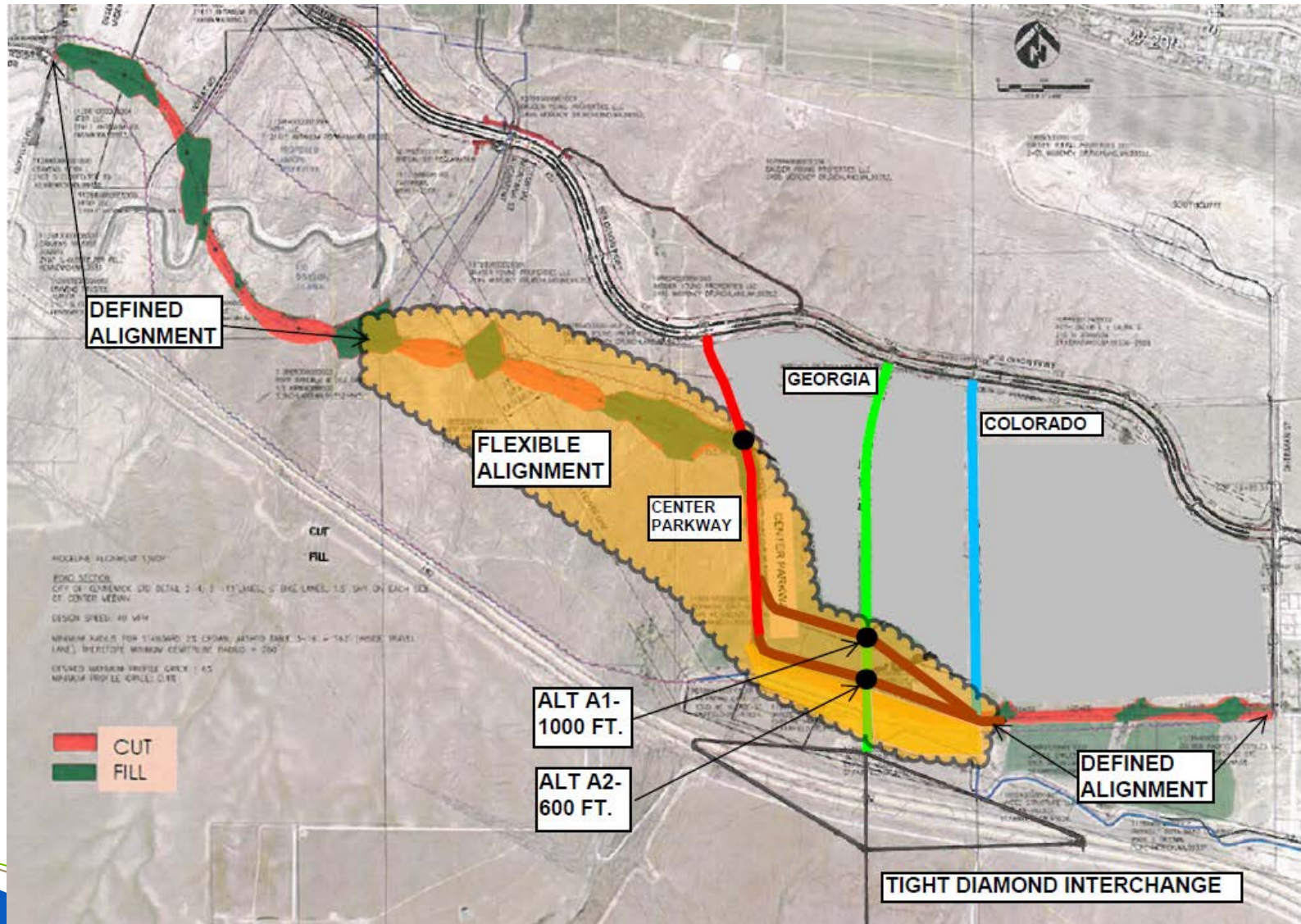
Alternative	Total Length (Ft)	Estimated Earthwork Cut (CY)	Estimated Earthwork Fill (CY)	Estimated Net Earthwork (CY)	Estimated Project Cost ^{a,c}
Alt 1	142+00 ^b	446,000	674,000	228,000 (Fill)	\$11,490,000 ^b
Alt 2	137+00	385,000	771,000	386,000 (Fill)	\$11,351,400
Alt 3	128+10	390,000	732,000	342,000 (Fill)	\$10,421,400
Alt 4	129+60	385,000	725,000	340,000 (Fill)	\$10,851,400

^aIncludes: Construction, Special Studies, Design, Construction Administration

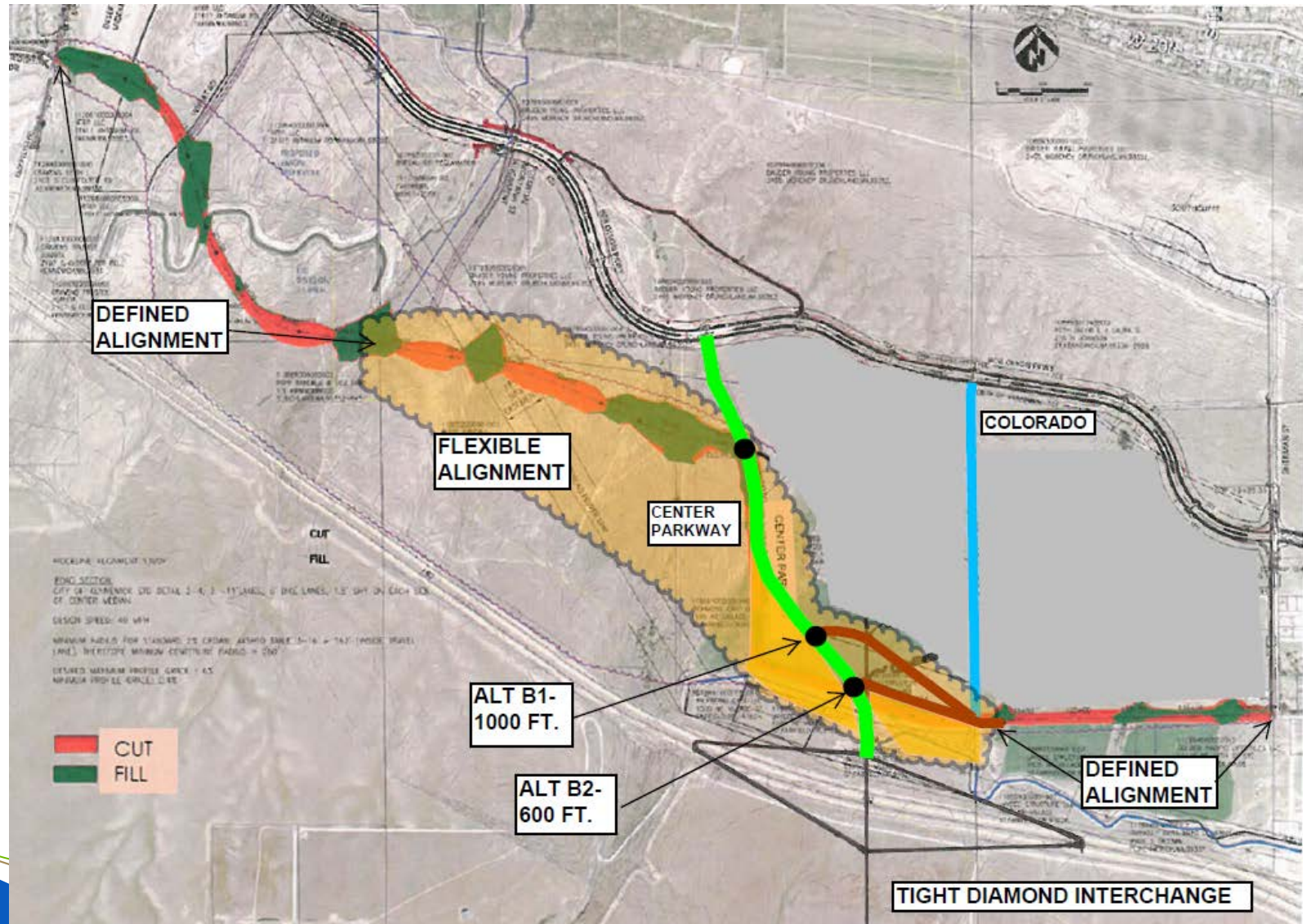
^bIncludes: Center Parkway, ~13% of Cost is Center Parkway,
~\$10,000,000 without Center Parkway

^cAll project costs assume that right-of-way is donated

Ridgeline Drive Draft Preferred Alignment A



Ridgeline Drive Draft Preferred Alignment B



Questions?





City Council Meeting Schedule July 2017

July 4, 2017

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING - *CANCEL DUE TO
HOLIDAY*

July 11, 2017

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Civic Campus Update
2. Upcoming Events Update

July 18, 2017

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

July 25, 2017

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Development Update
2. Public Records Policy
3. NPDES Permit/Delegation of Authority

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

July 2017
Updated 6/6/17