

CITY of LA GRANDE

City Council Work Session

Monday, June 13, 2022
6:00 p.m.

Council Chambers
La Grande City Hall
1000 Adams Avenue
La Grande, Oregon

You can view the Work Session on Facebook Live at the following link:
www.facebook.com/CityofLaGrande

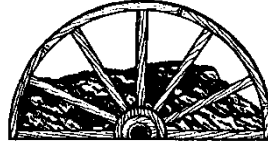
AGENDA

The purpose of a Work Session is to provide an opportunity to informally discuss topics of common concern and interest and to exchange ideas with Staff, not to make decisions or to direct Staff toward a specific action or conclusion beyond identifying additional information the Council would like to have presented at a later date. As no decisions are made, there will be no voting at the Work Session. The City Manager or members of the Staff may confirm any additional information required as part of any future discussions regarding the presented topic(s). If a Work Session topic subsequently requires official action, it will become an action (voting) item on a following Regular Session Agenda. In accordance with the Oregon Public Meetings Law, Council Work Sessions are open to the public. Public Comments *related to this evening's topic only* will be accepted at the time shown. **Persons interested in providing virtual public comments shall contact City Staff at rstrope@cityoflagrande.org or by calling the City Recorder at (541) 962-1309 not later than 5:00 pm on Friday, June 10, 2022, to make arrangements.** Public Comments are limited to three minutes in length, whether the comments are in-person or virtual.

1. **CALL to ORDER** 6:00 p.m.
~ Stephen E. Clements, Mayor
2. **AMERICAN RESCUE PLAN ACT (ARPA) FUNDING OVERVIEW**
~ Robert A. Strobe, City Manager
3. **AMERICAN RESCUE PLAN ACT (ARPA) FUNDING PROPOSALS**
~ Timothy Bishop, Economic Development Director ~ Emmitt Cornford, Fire Chief
~ Stu Spence, Park and Recreation Department Director ~ Gary Bell, Police Chief
~ Kyle Carpenter, Public Works Department Director
4. **PUBLIC COMMENTS**
~ Stephen E. Clements, Mayor
5. **"DOT VOTING"**
~ City Councilors will each allocate \$3,200,000 and Department Directors will each allocate \$1,000,000 in funding to the Proposed Projects
6. **ORDER RANKING PROJECTS BASED ON FUNDING ALLOCATIONS (DOT VOTING)**
~ Robert A. Strobe, City Manager
7. **NEXT STEPS**
~ Robert A. Strobe, City Manager
8. **ADJOURN** 8:00 p.m.

Stacey M. Stockhoff
Acting City Recorder

Persons requiring special accommodations who wish to participate in the Work Session are encouraged to make arrangements prior to the meeting by calling 541-962-1309. The City of La Grande does not discriminate against individuals with disabilities



CITY of LA GRANDE
THE HUB OF NORTHEASTERN OREGON

TO: Mayor, Council, and Directors

FROM: Robert Strobe, City Manager

DATE: June 7, 2022

RE: ARPA Work Session

Dot Voting Rules: Each City Council has \$3.2 million to “spend” and Directors have \$1 million as follows:

City Councilors have 6 X \$250,000; 10 X \$100,000, 10 X \$50,000, 8 X \$25,000.

Directors are 3 X \$250,000, 2 X \$100,000, 2 X \$25,000.

(City Manager is not participating in the dot voting)

The allocation of dollars is intended to help prioritize the projects in the order they should receive funding. Unlike some exercises where you can spend all your dots on one project, that isn’t permitted in this model. We have prepared a spreadsheet that lists all the proposed projects and includes formulas that will calculate the number of “full funding votes” based on the dot voting. When spending your dots, use the amount of funds that is closest to the proposed amount without going over by more than \$25,000 in the order you want to spend your allocation. For example, using \$525,00 towards three projects could look like this:

Proposed Amount:	Option 1:	Option 2:	Option 3:
\$30,000	\$25	\$50	\$100 (invalid)
\$324,700	3 X \$100 +\$25	\$250 + \$25	\$100 + \$50 +\$25 (valid)
\$168,750	\$100 + \$50 +\$25	\$100 + \$100	\$250 (invalid)
Totals: \$526,998	\$525,000	\$525,000	\$525,000

Once the spreadsheet is updated it will be sorted to show how many full-funding votes each project received, in descending order. The intent is to show which projects would be above the \$3.2 million cut line in an effort to determine which projects will ultimately receive funding. It would be prudent to approve a funding list that has additional projects that would be funded next if one of the higher projects falls off for some reason.

Regarding next steps, perhaps a Townhall style meeting sometime in July or early August to share the entire list of proposed projects in priority order. Staff could present all the projects to educate the public, followed by public comments. Final approval of the funding would be on the September City Council Meeting agenda.

ARPA Funding Proposals

Revised June 13, 2022

Department: Economic Development

Department Priority: 1 of 2

Project Name: Downtown Revitalization Plan Implementation

Project Total Cost: \$150,000 (\$50,000 annually for 3 years)

Project Location: CBZ/Main Street District

Estimated Useful Life: 10 years

Project Description:

- Funding support for La Grande Main Street to implement the revitalization plans outlined in the 2017 Main Street Refresh report. This plan outlines strategic objectives and activities in each of the four points of the Main Street Approach that are still relevant and achievable. By funding the implantation of this focused scope of work ARPA funds will help drive the recovery and resiliency of the downtown business community. While the Main Street program is actively working on downtown revitalization efforts the additional funding through ARPA will provide the resources needed to actively engage in the more complex and transformational work outlined in the 2017 plan. The request is for \$50,000 annually for a 3 year implementation with total ARPA investment of \$150,000.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Downtown Revitalization is a core element of the City of La Grande's economic development efforts as demonstrated by the City's long-standing commitment to the Main Street program and the central role of downtown revitalization in both the city's economic development plan and the Urban Renewal plan.
- The Main Street Refresh Plan is complete and ready to implement but like many plans, it did not come with funding and as a result has been sitting on a shelf. As our local business community continues to recover from the pandemic, now is the time to revisit and implement this plan. The proposed ARPA investment is \$150,000 (\$50,000 per year for 3 years), and would be used to refine and implement the key strategies and objectives outlined in the plan as part of LGMSD's ongoing revitalization efforts using the National Main Street approach to revitalizing downtown.
- The La Grande Main Street program has approved implementation of this report as their strategic plan. Capacity to take on new activities is limited without additional resources. The use of ARPA funds will serve as a catalyst for this effort and provide the necessary resources for Main Street to act on this expanded workplan with a stronger likelihood of success. Key measurables of this success will include new revitalization activities supporting each of the niche business development segments identified in the 2017 Main Street Refresh Report.
- Using ARPA funds to strategically support downtown businesses and the La Grande Main Street program during the post pandemic recovery is an investment in the long-term economic resiliency of our local economy.

Department Priority: 2 of 2

Project Name: Destination Retail Development

Project Total Cost: \$30,000

Project Location: City wide

Estimated Useful Life: 10 years

Project Description:

- Collaborative effort to strengthen La Grande Retail businesses by creating stronger more resilient businesses able to better capture existing retail leakage and create multiple destination retail experiences that can draw customers from throughout the region.
- ARPA funds would be used to partner with 12 existing La Grande retail businesses to attend Jon Schallert's Destination Business Bootcamp followed by Community Reinvention training in La Grande.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- The City has conducted multiple retail sales leakage reports over the years and typically uses these reports to target businesses for recruitment. This strategy would allow us to use that same leakage data to identify existing businesses with the potential and desire to capture more of those leaked retail dollars and provide the training to help them achieve that success.
- A concentrated effort with a cohort of 12 businesses representing a diverse mix of retail and consumer services from throughout the City of La Grande will help maximize the impact of this ARPA investment across a larger segment of the retail economy and help ensure more engaged follow up and implementation by the cohort.
- Bringing the Community Reinvention training to La Grande after the boot camp training will also help reach additional local businesses that may not have the capacity, or desire, to attend a 3-day bootcamp but would attend a half day local workshop. Investing in a cohort of 12 local businesses also helps ensure that there is broad community participation in this program and that a diverse number and type of businesses benefit from this investment of ARPA dollars.
- ARPA funding would cover registration cost for 12 retail business owners plus one community representative to attend the Destination Business Bootcamp. Attendees will cover their own travel costs for this 3-day training. ARPA funds would also cover Jon Schallert's Community Reinvention training workshop to be held in La Grande within 12 months of the attending the Destination Business Bootcamp.
- Key measurements of success for this ARPA investment will be the number of businesses that attend the Destination Business Creation Bootcamp, and increased year over year sales growth by those businesses as a result. The number of businesses who participate in the follow up Community Reinvention training held in La Grande.

Department: Fire

Department Priority: 1 of 1

Project Name: Wildland engine purchase

Project Total Cost: \$155,000

Project Location: N/A

Estimated Useful Life: 20 years

Project Description:

- Purchase of a new fire engine designed specifically for fighting wildland fires.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- The addition of a wildland engine would allow for better protection of the wildland interface areas of and around La Grande. The interface areas continue to increase with new homes being built every year along the south and west boundaries of La Grande. Wildfires generally cover a wide geographical area, and have access issues that only wildland engines can address. The addition of the engine would also make the response to conflagrations possible, depending on staffing and local conditions. These responses help with wildland experience for our crews, assist with large incident mitigation and create additional revenues to the general fund.

Department: Parks & Recreation

Department Priority: 1 of 1

Project Name: Recreation Center

Project Total Cost: \$3M - \$4M estimated total depending on final design. \$1M - \$2M ARPA funds could be used as matching dollars for grantors.

Project Location: TBD

Estimated Useful Life: 50 years

Project Description:

- Preliminary design includes the construction of a steel building shell with at least two gymnasiums, multi-purpose rooms, restrooms/locker rooms.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- This project was identified during Parks & Recreation Master Plan process and would address the need for indoor multi-purpose space for children and teens as identified in the plan. The building would serve as a multi-purpose community and sports event center and include after school programs, recreation classes, special events, and more. Rental and user fees revenues would increase general fund support, but likely not break even.

Department: Police Department

Department Priority: 1 of 1

Project Name: New Police Department - Land Acquisition

Project Total Cost: \$650,000

Project Location: TBD

Estimated Useful Life: 50+ years

Project Description: Identify and purchase property for location of future new police department.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- The police department has been in the same facility, which is County owned, since 1979-80. The space in the current facility is shared between the La Grande Police Department and the Union County Sheriff's Office. The current space has not met the needs of the police department for some time now and the need to locate and/or build a new police facility was identified over seven years ago. This need has been a reoccurring discussion by staff and Council at various times and during goal setting at annual Council retreats for a number of years.
- Without a clear fiscal pathway to accomplish this capital project we have been unable to realize any momentum, until now. By utilizing ARPA funds to identify and acquire a parcel of property for the location of a future new police department, we would effectively be realizing a significant step forward toward achieving this much needed capital improvement. Acquisition of property for a new police department would position the City, when prepared, to take the next steps of facility design, forecasting project costs, identifying funding, and ultimately building a new police facility.
- Although a significant investment, this is a way to spend ARPA funds that would advance the City in a way that has been previously identified as a well-established need. This is an opportunity to acquire property for a future new police department that would serve to memorialize our ARPA funds and benefit our community members for many years into the future.

Department: Public Works – Roadway Infrastructure

Department Priority: 1 of 11

Project Name: 16th Street Roadway Resurfacing

Project Total Cost: \$222,750

Project Location: 16th Street (Gekeler Lane to Washington Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A new layer of gravel

base course will be used to re-profile the roadway to promote better drainage. A 3-inch-thick layer of asphaltic concrete would be constructed over the new profile.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- This roadway serves as one of the four main roadways connecting the southern portion of the City with the downtown corridor. Currently, traffic patterns show drivers will avoid 16th Street due to its poor surface condition. With improving the driving surface on this section of roadway, traffic will more naturally redistribute between the four connectors thus extending the life of the roadway surfaces of all the connectors. Any citizen that utilizes the connector roadways from the downtown to the southern portions of town would be impacted through either ride quality or improved traffic conditions.

Department Priority: 2 of 11

Project Name: Walnut Street Roadway Resurfacing

Project Total Cost: \$289,000

Project Location: Walnut Street (Adams Avenue to N Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of grinding the roadway and replacing it with a new asphalt surface. City crews will observe the exposed base course and complete spot repairs where base course failures are observed. The roadway will receive a new 3-inch-thick layer of asphaltic concrete for a driving surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Walnut acts as a major pathway for the surrounding residential areas to access Adams Avenue and the downtown corridor. By improving the driving surface, the ride quality for citizens using this route would be drastically improved and impacts any citizen that utilizes this roadway.

Department Priority: 3 of 11

Project Name: Harrison Avenue Roadway Resurfacing

Project Total Cost: \$225,000

Project Location: Harrison Avenue (Umatilla Street to North 1st Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A 2-inch-thick layer of asphaltic concrete will be placed over the repaired current surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Harrison Avenue serves as one of two major collector streets which provide access of northern residential areas to the railroad crossings. The crossings provide access to the downtown district, the hospital, and the interstate. By improving the driving surface, the ride quality for citizens using this route would be drastically improved and impacts any citizen that utilizes this roadway.

Department Priority: 4 of 11

Project Name: East L Avenue Roadway Resurfacing

Project Total Cost: \$247,500

Project Location: East L Avenue (Willow Street to 21st Street)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A 2-inch-thick layer of asphaltic concrete will be placed over the repaired current surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- East L Avenue is a major collector which provides east and west access for the residential area on the south east part of town. The roadways provide access to the downtown district, the hospital, as well as the interstate. By improving the driving surface, the ride quality for citizens using this route would be drastically improved and impacts any citizen that utilizes this roadway.

Department Priority: 5 of 11

Project Name: Division Avenue Roadway Resurfacing

Project Total Cost: \$303,000

Project Location: Division Avenue (Union Street to North 4th Street)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A 2-inch-thick layer of asphaltic concrete will be placed over the repaired current surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Division Avenue serves as one of two major collector streets which provide access of northern residential areas to the railroad crossings. The crossings provide access to the downtown district, the hospital, and the interstate. By improving the driving surface, the ride quality for citizens using this route would be drastically improved and impacts any citizen that utilizes this roadway.

Department Priority: 6 of 11

Project Name: 12th Street Roadway Resurfacing

Project Total Cost: \$392,000

Project Location: 12th Street (Washington Avenue to G Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of grinding the roadway and replacing it with a new asphalt surface. City crews will observe the exposed base course and complete spot repairs where base course failures are observed. The base course will be used to re-profile the roadway and a new 3-inch-thick layer of asphaltic concrete will be placed.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Twelfth Street between Washington Avenue and Gekeler Lane serves as one of the four main routes from the downtown corridor to the southern portion of town. Additionally, the roadway provides access to the Eastern Oregon University campus and many multi-family housing developments. By improving the roadway surface, the ride quality for citizens utilizing this roadway will be improved.

Department Priority: 7 of 11

Project Name: N Avenue Roadway Resurfacing

Project Total Cost: \$324,700

Project Location: N Avenue (Washington Avenue to 4th Street)

Estimated Useful Life: 20 years

Project Description:

- Project consists of grinding the roadway and replacing it with a new asphalt surface. City crews will observe the exposed base course and complete spot repairs where base course failures are observed. The roadway will receive a new 3-inch-thick layer of asphaltic concrete for a driving surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- N Avenue serves as a major hospital route, and acts as the corridor that connects the downtown district to the western side of town. The roadway is used daily by citizens for visiting the hospital and taking their children to school. By replacing the roadway surface, the project will improve ride quality for all users.

Department Priority: 8 of 11

Project Name: Willow Street Roadway Resurfacing

Project Total Cost: \$168,750

Project Location: Willow Street (Cove Avenue to East L Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A new 3-inch-thick layer of asphaltic concrete will be constructed as the new roadway wearing surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Willow Street provides connectivity from Cove Avenue to the Southern half of the downtown district. The roadway surface is currently in dis-repair, and is passed the normal point of when maintenance activities would be completed. By improving the roadway driving surface the ride quality will improve for all users of the roadway section.

Department Priority: 9 of 11

Project Name: Alder Street Roadway Resurfacing

Project Total Cost: \$139,400

Project Location: Alder Street (K Avenue to N Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of grinding the roadway and replacing it with a new asphalt surface. City crews will observe the exposed base course and complete spot repairs where base course failures are observed. The roadway will receive a new 3-inch-thick layer of asphaltic concrete as the new roadway wearing surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Alder Street is another major section of the major hospital route within the City. The roadway is also frequented by citizens dropping off their children at the nearby schools. Currently, the roadway surface is ready for major maintenance as the pavement is at its expected lifespan. By improving the roadway driving surface the ride quality will improve for all users of the roadway section.

Department Priority: 10 of 11

Project Name: Monroe Avenue Roadway Resurfacing

Project Total Cost: \$175,500

Project Location: Monroe Avenue (Fir Avenue to Island Avenue/Railroad Tracks)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A 2-inch-thick layer of asphaltic concrete will be placed over the repaired current surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Monroe Avenue serves as the major pathway from the residential areas on the North side of the city to Island Avenue. Currently, the roadway surface is ready for major maintenance as the pavement has past its expected lifespan. By improving the roadway driving surface the ride quality will improve for all users of the roadway section.

Department Priority: 11 of 11

Project Name: 6th Street Roadway Resurfacing

Project Total Cost: \$281,250

Project Location: 6th Street (C Avenue to K Avenue)

Estimated Useful Life: 20 years

Project Description:

- Project consists of overlaying the roadway with a new asphalt surface. City crews will complete spot repairs where base course failures are observed in the existing roadway. A 2-inch-thick layer of asphaltic concrete will be placed over the repaired current surface.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- Sixth Street is a major roadway that is utilized by students accessing the western side of the Eastern Oregon University Campus. It also provides access to the County Facilities located on K Avenue and serves as an alternative route for parents dropping off children at La Grande Middle School. Currently, the roadway surface is ready for major maintenance as the pavement is at its expected lifespan. By improving the roadway driving surface the ride quality will improve for all users of the roadway section.

Department: Public Works – Water and Sewer Infrastructure

Department Priority: 1 of 1

Project Name: Eastside Housing Water and Sewer Infrastructure

Project Total Cost: \$1,500,000

Project Location: Area bordered by East H Avenue, Hwy 30, Interstate 84, and McAlister Road

Estimated Useful Life: 50 years

Project Description:

- Project would construct the primary distribution network required to bring City water and sewer services to the border of future proposed developments that currently lie within the City's Urban Growth Boundary. Public Works is currently receiving word of a strong interest in the construction a new 200 home development which could be further influenced if this infrastructure was to be put in place. This total project area has the potential for 1,200 -1,500 new buildable lots, depending on how the area is developed. The infrastructure would close the gap for developments of getting services to the property and limit required infrastructure for new developments to the distribution network within the proposed development. Costs include the design of the infrastructure, environmental permitting, and construction. Due to material escalation, costs may need to be adjusted for materials depending on project timing.

Describe how this project provides a long-term benefit to the City of La Grande as a whole:

- By adding water and sewer infrastructure to this area of the City, future development will be more achievable from a fiscal standpoint. By constructing the primary distribution network, the costs associated with constructing a development in this district will be limited to only the infrastructure within the development. The City has identified the area as one of the major districts for potential growth that currently lies within the Urban Growth Boundary. The portion of the project area that currently lies within the Urban Growth Boundary has the potential to add roughly 400 new buildable lots.
- As the Urban Growth Boundary is expanded to include more of the adjacent properties to the South additional phased infrastructure can be added to provide City Utility Services. Future anticipated phases currently have projected costs of:
 - Phase II Sewer and Phase II Water: \$945,000
 - Phase III Water: \$455,000