



CITY COUNCIL MEETING AGENDA

**March 11, 2026
7:00 PM
Civic Center**

The Granite Falls City Council will hold its meeting in person. A Zoom link may be requested by contacting the City Clerk at darla.wilkins@ci.granite-falls.wa.us, no later than 3:00 p.m. on the day of the meeting. Virtual access is provided for listening purposes only. Public comment will not be accepted via Zoom. City residents who wish to provide a comment may email the City Clerk with their name, address, and the message they would like read into the record.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. NEW BUSINESS**
 - 4.a. AB 043-2026 Discussion - Update SB 6002 - Driver Privacy Protections and ALPR Program Compliance**
 - 4.b. AB 044-2026 Discussion - City Council Size Expansion Options**
 - 4.c. AB 046-2026 Legion Park – Proposed Park Layouts, Monument Design, and Feature Options**
 - 4.d. AB 047-2026 Community Center Status Update and Next Steps**
- 5. CURRENT BUSINESS**
- 6. ADJOURNMENT**

The City of Granite Falls strives to provide access and services to all members of the public.



CITY COUNCIL AGENDA BILL

Subject: 4.a.

Originating Dept.: City Council

Action Recommended: Discussion only

Approval(s): City Manager

Meeting Date: March 11, 2026

Date Submitted:

Exhibit(s):

1. SB 6002 Update

Budgeted Amount: \$0.00

BARS Code: 521 20 49 01

Summary Statement:

The presentation provides an update on ESSB 6002, a bill currently before the 2026 Legislature, and examines its potential effects on the City's Automated License Plate Reader (ALPR) program operated by Flock Safety. The bill introduces statewide privacy protections for drivers, including strict rules on how ALPR data is used, stored, shared, and overseen. It takes effect immediately due to an emergency clause. Key points include PRR exemptions, a 21-day limit on data retention, mandatory system registration with the Attorney General within 180 days, local policy adoption by December 1, 2027, annual public reports, and two years of audit logs. The bill also limits ALPR data use, bans uses related to immigration enforcement, healthcare, and monitoring protected activities, and establishes new penalties and private rights of action for violations.

Background:

Through the Snohomish County Sheriff's Department, the City operates seven Flock Safety ALPR cameras for safety and investigation, with cloud storage and vendor-managed infrastructure. The passage of SB 6002 would provide some exemptions from Public Records Requests, require a gap analysis to ensure compliance with data retention, audit logging, data control, and placement restrictions, and require a review of data-sharing practices.

The City will likely have two options: fully comply with the bill, involving policy (in coordination with SnoCo), training, and legal efforts, or suspend the system to avoid liability or losing a key investigative tool.

The City will continue to monitor legislative progress, prepare a compliance plan if the legislation is passed, engage with Flock Safety for updates, and have future policy discussions with the Snohomish County Sheriff.

Recommended Motion:
Discussion Only

SB 6002: Driver Privacy Protections

Legislative Update & Compliance Review

City of Granite Falls ALPR Program

City Manager • March 4, 2026

Executive Summary

- ESSB 6002 passed Senate 40-9 on February 4, 2026
- Currently in House Civil Rights & Judiciary Committee
- Executive session scheduled February 24, 2026
- If enacted, takes effect immediately (emergency clause)

Current Legislative Status

- Senate passage: Bipartisan 40-9 vote (Feb 4)
- House public hearing: February 18, 2026
- House executive session: February 24, 2026
- Session deadline: March 12, 2026

Critical Compliance Requirements (1 of 2)

- **21-day data retention limit** (down from original 72 hours)
- **180-day registration** with Attorney General after effective date
- **Policy adoption** by December 1, 2027 (AG model policies by July 1, 2027)
- **Annual public reporting** requirements

Critical Compliance Requirements (2 of 2)

- **Audit trail retention:** Two (2) years of all system access logs
- **Annual internal audit** of ALPR system access and compliance
- **Watch list updates:** At least every 24 hours
- **Vendor controls:** Prevent unauthorized data sharing

Permitted ALPR Uses

- Compare with state/federal watch lists (DOL, NCIC, missing persons)
 - DOL watch list, is a list of plates generated from DOL-managed data (e.g., stolen vehicles, suspended registrations, vehicles flagged for specific statutory purposes) that law enforcement or an authorized agency uses as a hot list for ALPR hits.
 - An NCIC watch list in the ALPR setting is a subset of NCIC plate records (for example, stolen vehicles, felony warrants, missing/endangered persons) exported or queried so that an ALPR hit can alert officers when a scanned plate matches one of those entries.
- Felony investigations (stolen vehicles, outstanding warrants, missing persons)
- Parking enforcement (time restrictions, impound watch lists)

Prohibited ALPR Uses

- Immigration investigation or enforcement
- Tracking protected health care services
 - defined in RCW 7.115 as gender-affirming treatment and reproductive health care that are lawful in Washington.
- Monitoring constitutionally protected activities
 - agencies cannot build watch lists or conduct ALPR-based surveillance aimed at identifying who attended a demonstration, who regularly parks near a protest site, or similar pattern-of-life monitoring of lawful speech or association.
- Camera placement near schools, places of worship, courts, food banks
 - no existing Flock cameras are pointed along the primary ingress/egress to schools, churches, the local court, or food bank.

Data Sharing Restrictions

- Prohibited from selling, leasing, or renting ALPR data
- Limited sharing with authorized state/local agencies only
- Third-party vendor access restricted to contracted services
- Public records exemption (except anonymized research data)
 - Removes or irreversibly transforms all direct and indirect identifiers (names, full dates of birth, addresses, phone numbers, medical record numbers, precise geolocation, etc.) and only keeps aggregated fields like age range, general region (e.g., “Western WA”), category, and research type. Researchers then analyze patterns.

Enforcement and Penalties

- **Criminal:** Gross misdemeanor for willful unauthorized access or data misuse
- **Civil liability:** Private right of action with monetary damages and attorneys' fees
- **Exclusionary rule:** Data obtained in violation inadmissible in court

Civil Liability Risk Assessment

Section 12 creates exposure:

- Private individuals can sue for violations
 - A resident whose vehicle plate was captured near a church, school, or foodbank
 - Someone whose plate data was retained beyond 21 days
 - An individual whose data was shared improperly with federal immigration authorities
 - A person tracked while attending a protest or religious service
- Equitable, declaratory, and injunctive relief available
- Monetary damages recoverable
- Prevailing plaintiffs awarded attorneys' fees and costs

Granite Falls Current Status

- **System:** Seven (7) Flock Safety ALPR cameras operational
- **Vendor:** Flock Safety (cloud-based system)
- **Gap analysis needed:** Current practices vs. SB 6002 requirements

Immediate Action Items (If Bill Passes)

- Register system with Attorney General within 180 days
- Audit current data retention settings (adjust to 21-day limit)
- Implement comprehensive audit trail logging
- Review Flock contract for vendor compliance provisions
 - Check data-retention clauses to confirm the City (not Flock) controls the retention period
 - Review data-sharing and ownership language to verify that:
 - ✓ The City owns all “Customer Data” and Flock is a processor only.
 - ✓ Flock cannot share data with third parties (including federal agencies) except our discretion.
 - ✓ Confirm audit-log and access-control capabilities in the contract/SOW (e.g., ability to retain and export two years of access logs, role-based access, and user authentication.
 - ✓ Scan for public-records and subpoena/ICE language to ensure nothing obligates Flock to respond directly to subpoenas or federal requests without routing them through the City.

Short-Term Actions (Within 6 Months)

- Await AG model policies (due July 1, 2027)
- Draft preliminary ALPR policy aligned with statute
- Document training procedures for system users
- Verify camera locations comply (no prohibited sites)

Long-Term Compliance (By Dec 1, 2027)

- Adopt formal policy consistent with AG model policies
- Establish annual internal audit procedures
- Create annual public reporting framework
- Implement public awareness measures

Risk Mitigation Options (1 of 2)

Option 1: Full Compliance

- **Pros:** Maintains public safety tool, demonstrates good faith
- **Cons:** Administrative burden, ongoing reporting requirements

Risk Mitigation Options (2 of 2)

Option 2: System Suspension

- **Pros:** Eliminates liability exposure, reduces administrative costs
- **Cons:** Loss of investigative tool, sunk investment costs

Vendor Coordination Required

Key discussion points with Flock Safety:

- Technical controls preventing unauthorized sharing
- Data retention configuration (21-day limit)
- Audit trail data access and export capabilities

Budget Considerations

- Staff time for policy development and annual audits
- Annual reporting preparation and publication
- Potential contract amendments with Flock Safety
- Legal review of compliance framework

Recommended Council Actions

- Monitor House action through March 12 session deadline
- Direct staff to prepare compliance implementation plan
- Authorize City Manager to engage with Flock Safety
- Schedule policy discussion after AG model policies issued

Key Compliance Timeline

- **Immediate:** System registration within 180 days of enactment
- **July 1, 2027:** AG publishes model policies
- **December 1, 2027:** Adopt policies, begin annual reporting
- **Ongoing:** Annual audits and public reports

Questions & Discussion

City Manager available for follow-up



CITY COUNCIL AGENDA BILL

Subject: 4.b.

Originating Dept.: City Manager

Action Recommended: Discussion Only **Approval(s):** City Manager

Meeting Date: March 11, 2026

Date Submitted:

Exhibit(s):

1. Council Size Discussion

Budgeted Amount: \$21,131

BARS Code: 511.60.10.00 Salaries - Council

511.60.20.00 Benefits - Council

Summary Statement:

This presentation discusses two options for expanding the City Council from five to seven members under RCW 35A.13.010. The current population range (2,500-5,000) gives the Council discretion to expand voluntarily or wait until the population reaches 5,000, when expansion becomes mandatory.

Background:

With a current population of 4,775, the City of Granite Falls operates under a council-manager system with a five-member council. According to state law, population growth will require expanding the council to seven members once the city has a population of at least 5,000, either proactively or upon reaching that threshold. Two options are considered: expanding now with associated costs and procedural steps, or waiting until the population meets the threshold for mandatory expansion. The fiscal impact involves annual costs of approximately \$6,908 to \$8,290 for two additional members. Legal steps include amending local ordinances and establishing appointment procedures, with election cycle changes determined by state statute. The final election pattern will be a 4/3 split, consistent regardless of timing. Next steps depend on the council's chosen approach, involving drafting an ordinance, scheduling readings, and continued monitoring of our city's population.

Recommended Motion:
Discussion Only

Council Size Options

Expanding from 5 to 7 Members

City of Granite Falls – March 4, 2026

RCW 35A.13.010 Framework

- Under 2,500 population: 5 councilmembers
- 2,500+ population: 7 councilmembers (optional)
- 5,000+ population: 7 councilmembers (mandatory)
- New positions filled by appointment until next election

Current Council Structure

- 5 councilmembers elected at-large
- 4-year staggered terms
- Election cycle alternates between 3 and 2 positions
- Council-manager form of government since 2009

Decision Point: Two Options

Option A

Expand now (voluntary increase before 5,000)

Option B

Wait until population reaches 5,000 (mandatory)

Option A: Expand Now (Pros)

- Proactive governance planning
- Broader representation and diverse perspectives
- Better committee structure and coverage

Option A: Expand Now (Cons)

- Increased compensation costs (~\$6,908 - \$8,290/year for 2 members)
- More complex meeting interaction and deliberation
- Council dynamics may shift unexpectedly

Option B: Wait Until 5,000 (Pros)

- Defers additional costs until population growth justifies
- Maintains current efficient council size
- Statutory trigger removes discretionary decision

Option B: Wait Until 5,000 (Cons)

- Reactive rather than proactive approach
- Forced timeline when population threshold met
- Less flexibility in timing the transition

Legal Requirements

- Ordinance 776-09 establishes 5-member council in GFMC 2.08
- Must amend GFMC 2.08.010 by ordinance
- Ordinance changes "five (5)" to "seven (7)" members
- Separate action appoints members to Positions 6 & 7

Option A Timeline

- Draft ordinance amending GFMC 2.08.010
- Adopt ordinance increasing council size to 7
- Council appoints two members to Positions 6 & 7
- Nov 2027: One elected for 2-year, one for 4-year term

Option A Next Steps

- Council discussion and decision on timing
- City staff drafts ordinance amending GFMC 2.08.010
- First and final reading, adoption of ordinance
- Establish appointment process and criteria for new positions

Option B Timeline

- Monitor population via OFM annual estimates
- When 5,000 reached: draft and adopt ordinance
- Council appoints two members to new positions
- Next election: one 2-year term, one 4-year term

Option B Next Steps

- Track OFM population estimates annually
- Pre-draft ordinance amending GFMC 2.08.010
- Prepare appointment procedures and criteria
- Monitor workload and capacity needs

Election Cycle Impact

- Regardless of timing, final pattern will be 4/3 split
- Cannot permanently establish 2-3-2 rotation
- RCW 35A.13.010 requires
 - "In the event of an increase in the number of council offices, the city council shall, by majority vote, pursuant to RCW 35A.13.020, appoint two persons to serve in these offices until the next municipal general election, at which election one person shall be elected for a two-year term and one person shall be elected for a four-year term."
- Initial 2-year and 4-year terms are transitional only

Budget Impact

Annual Costs

Councilmember compensation, benefits, training, travel

Questions & Discussion

City of Granite Falls



CITY COUNCIL AGENDA BILL

Subject: 4.c.

Originating Dept.: City Manager

Action Recommended: Discussion Only **Approval(s):** City Manager

Meeting Date: March 11, 2026

Date Submitted:

Exhibit(s):

1. Legion_Park_Presentation

Budgeted Amount: \$200,000

BARS Code: 594.73.60.01

Summary Statement:

The purpose of this agenda item is to present the City Council with conceptual park layouts, monument design options, and supporting feature alternatives for the proposed Legion Park – a veterans memorial and community gathering space. Following the Council’s direction at the summer 2025 retreat to develop conceptual plans, staff have prepared three site layout options, three monument design concepts shaped after Mount Pilchuck, amphitheater/pavilion alternatives, restroom facility options, shelter structures, lighting, and historical flag display concepts for Council review and discussion.

Council direction is needed so that staff can proceed with public outreach on the preferred concepts and place the monument order with the manufacturer in time for installation before July 4, 2026. A ribbon-cutting ceremony and community 5-K fun run are tentatively planned for the grand opening.

Background:

At the City Council’s summer 2025 retreat, Council directed staff to develop conceptual layouts for the proposed Legion Park. The park is envisioned as a dual-purpose space: a veterans memorial honoring those who served and a community gathering place for residents and visitors. The centerpiece of the park is a monument designed in the shape of Mount Pilchuck, positioned so the actual mountain is clearly visible behind it.

The monument will incorporate surfaces for all six U.S. Armed Forces branch seals (Army, Navy, Air Force, Marines, Coast Guard, and Space Force), veteran tributes, and commemorative text.

Legion Park outdoor plaza funding was identified as a priority item on the City's 2026 Legislative Agenda, as discussed at the November 19, 2025 Council meeting. Regional examples of veterans memorials – including those in Lake Stevens (dedicated July 4, 2020; estimated cost \$150,000–\$300,000), Auburn (dedicated 2007; \$200,000–\$400,000), Enumclaw (dedicated July 4, 2009; \$200,000–\$400,000), and Anacortes (dedicated 2016; \$200,000–\$400,000) – were reviewed to inform the design direction and scope of the Granite Falls project.

Park Layout Options

Staff has developed three conceptual site layouts for Council consideration. All three options include the Mount Pilchuck veterans monument as the centerpiece, an amphitheater, a train feature, a food court area, and US flag lighting throughout the park:

- Layout Option A: Memorial Wall, Amphitheater, Train, Food Court, Restrooms, Vendor Area (on-site), and US Flag Lighting.
- Layout Option B: Memorial Wall, Amphitheater, Train, Food Court, Vendors Across Street, and US Flag Lighting. No on-site restrooms.
- Layout Option C: Memorial Wall, Amphitheater, Train, Food Court, Restrooms, Vendors Across Street, and US Flag Lighting.

Monument Design Options

The monument is designed in the shape of Mount Pilchuck, with the actual mountain visible behind the placement. Three design variations are presented:

- Option 1 – Open Frame: Features an open frame at the top that allows the actual mountain to be seen through the monument.
- Option 2 – Asymmetric Profile: An asymmetric mountain profile design.
- Option 3 – Solid Mountain: A solid mountain silhouette design.

3D renderings showing each monument option from multiple perspectives (front elevation, aerial views, and rear elevation) are included in the attached presentation.

Amphitheater / Pavilion Options

- Option A – Traditional Pavilion: Open timber frame design with stone base and covered stage area.
- Option B – Modern Steel Pergola: Contemporary steel structure (CWC 15x700) with open-air design.
- Option C – Curved Wood Modern: Modern curved timber and wood slat design with covered walkway.

Additional Park Features

The presentation also includes options for Council review in the following categories:

- Shelter and shade structures (Poligon powder-coated steel frames with PCI-4000 certified finish), including farmers market, amphitheater, and pavilion configurations.

- Restroom facility options ranging from compact restrooms (no storage) to brick and masonry or modern panel facilities with storage.
- Park pathway lighting using modern LED bollard lights for ambient illumination, safety, and evening aesthetics.
- Historical US flag displays with lighting, creating a patriotic walkway showcasing the evolution of the nation's flag from the Continental Union to the current 50-star design.
- Service branch recognition incorporating seals for all six branches of the United States Armed Forces.

Next Steps

Upon receiving Council direction, staff will proceed with the following timeline:

1. Council provides direction on preferred layout, monument design, and park features.
2. Staff conducts public outreach to gather community input on the selected concepts.
3. Upon Council agreement on monument design, staff places the order with the manufacturer for fabrication.
4. Manufacturer installs the monument ahead of the July 4, 2026 target date.
5. Grand opening celebration with ribbon cutting and community 5-K fun run.

Recommended Motion:

Discussion Only

CITY OF GRANITE FALLS, WASHINGTON

Legion Park

Proposed Park Layouts & Feature Options

City Council Work Session

February 2026

Staff Presentation for Council Review & Direction



Honoring Those Who Served | A Community Gathering Place

Purpose & Background

Council Direction

Following the Council's summertime retreat, staff was directed to develop conceptual layouts for the proposed Legion Park.

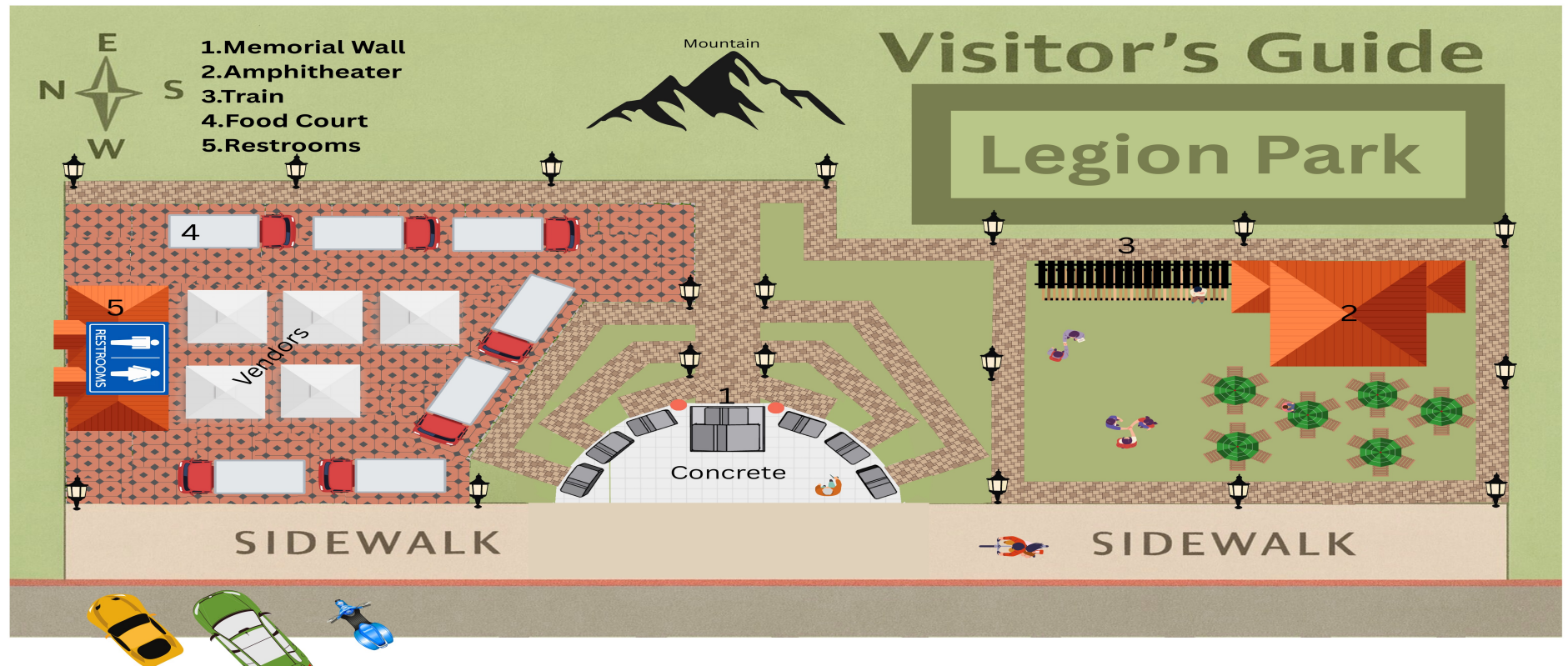
The park will serve as a veterans memorial and community gathering space, with the centerpiece monument designed in the shape of Mount Pilchuck, positioned so the actual mountain is clearly visible behind it.

This presentation provides layout and feature options for Council to review, discuss, and provide direction. Staff will then conduct public outreach to gather community input.

Goal: Council agrees on the monument design so staff can place the order for manufacturer installation before July 4th. A ribbon cutting and 5-K fun run are tentatively planned.

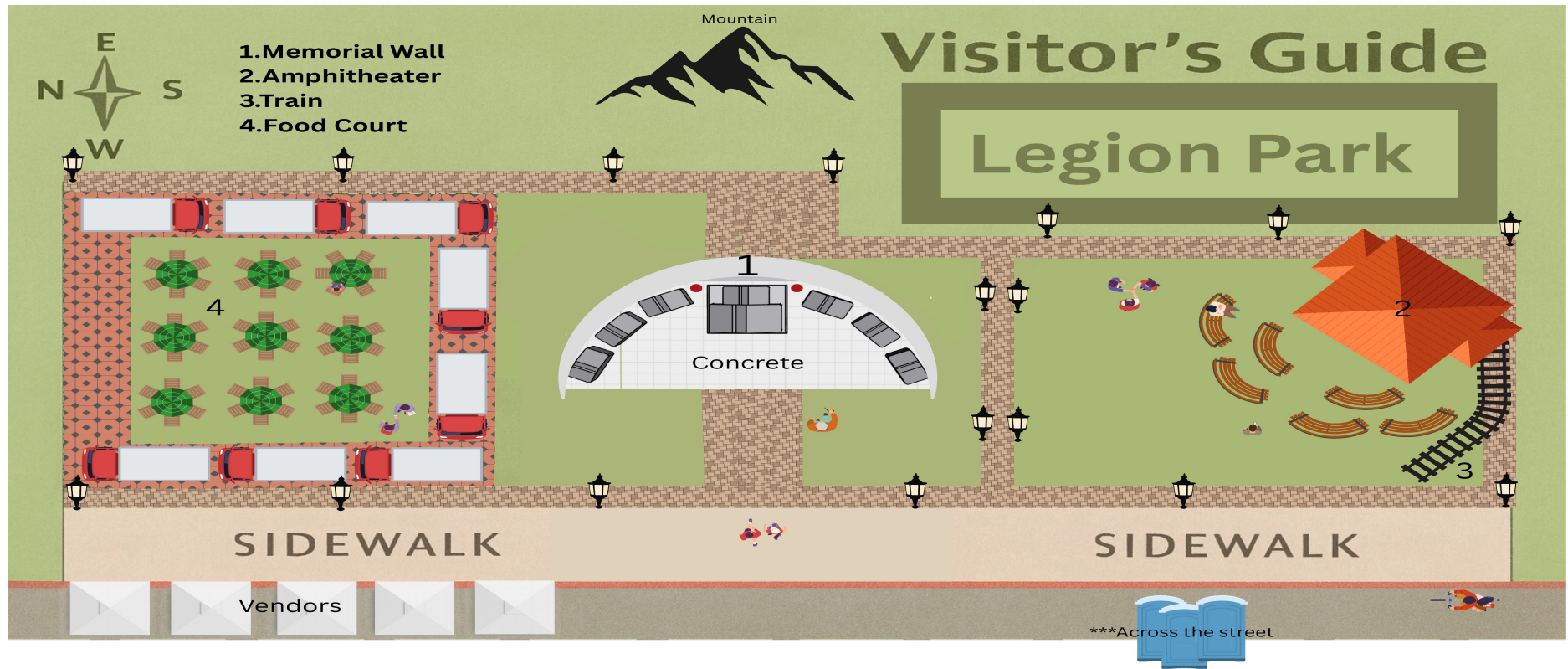


Layout Option A



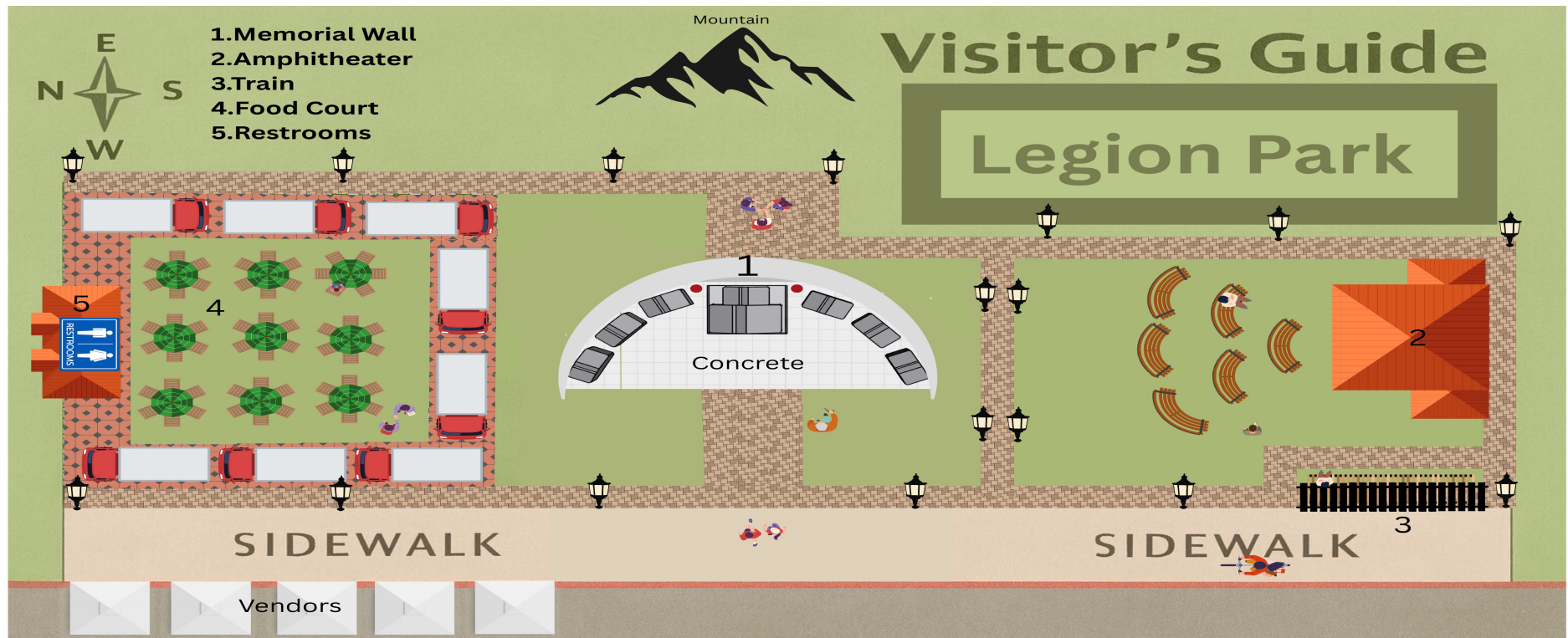
Features: Memorial Wall | Amphitheater | Train | Food Court | Restrooms | Vendor Area | US Flag Lighting

Layout Option B



Features: Memorial Wall | Amphitheater | Train | Food Court | Vendors Across Street | US Flag Lighting

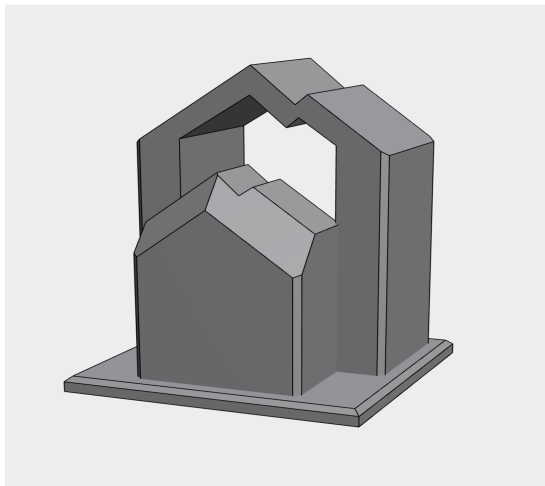
Layout Option C



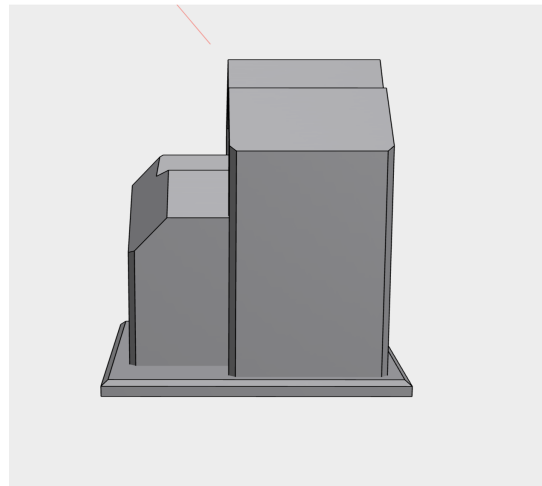
Features: Memorial Wall | Amphitheater | Train | Food Court | Restrooms | Vendors Across Street | US Flag Lighting

Monument Design - Mount Pilchuck Shape

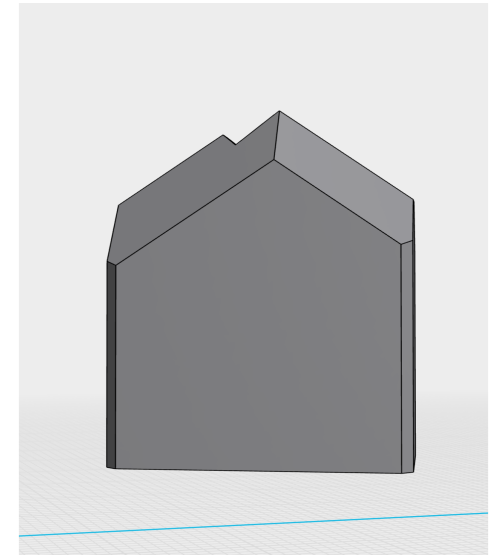
The monument is designed in the shape of Mount Pilchuck with the actual mountain visible behind the placement. The open frame at top allows the mountain to be seen through the monument.



Option 1 - Open Frame



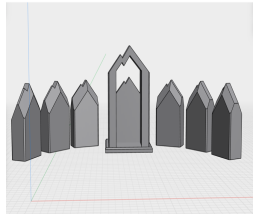
Option 2 - Asymmetric Profile



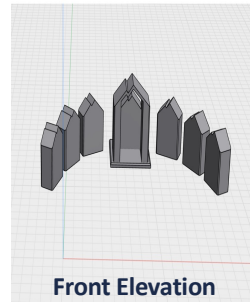
Option 3 - Solid Mountain

Monument Design - Additional Views

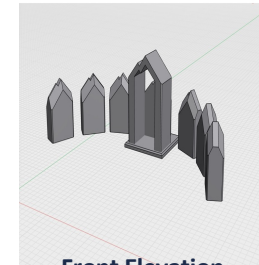
3D renderings showing the monument from multiple perspectives. The design incorporates surfaces for service branch seals, veteran tributes, and commemorative text.



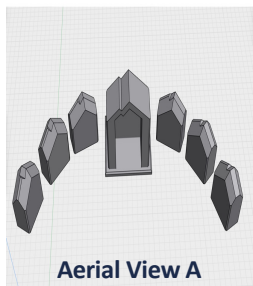
Front Elevation



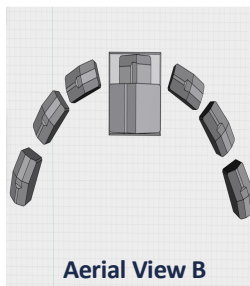
Front Elevation



Front Elevation



Aerial View A



Aerial View B



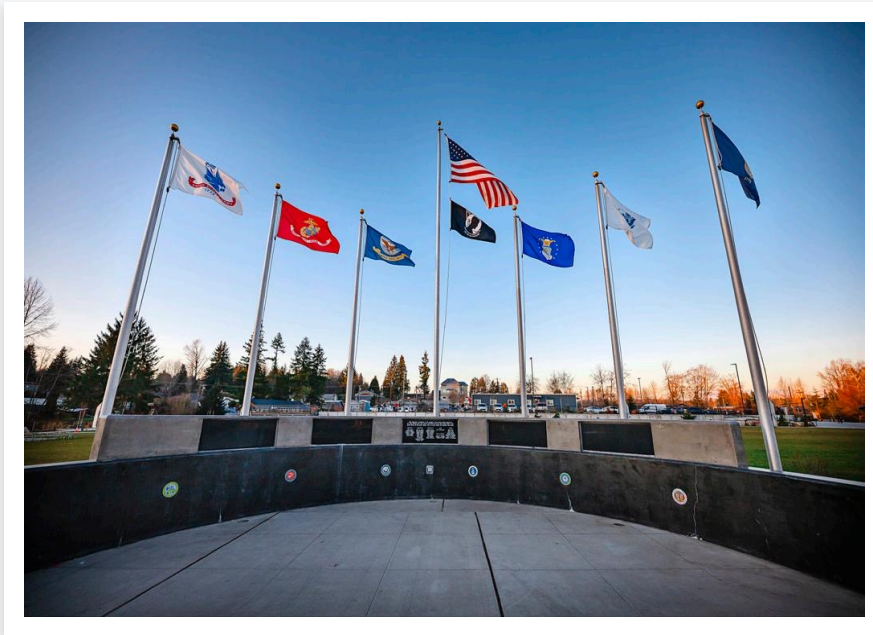
Rear Elevation

Lake Stevens War Veterans Memorial

Regional Inspiration

Dedicated July 4, 2020

Estimated Cost: \$150,000 - \$300,000



Auburn Veterans Memorial Park

Regional Inspiration

Dedicated 2007

Estimated Cost: \$200,000 - \$400,000

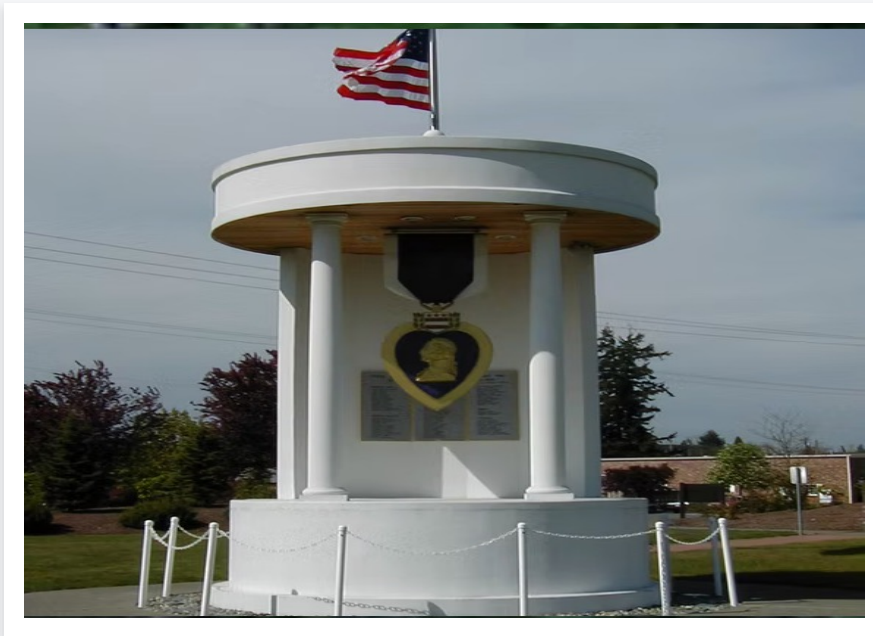


Enumclaw Veterans Monument

Regional Inspiration

Dedicated July 4, 2009

Estimated Cost: \$200,000 - \$400,000

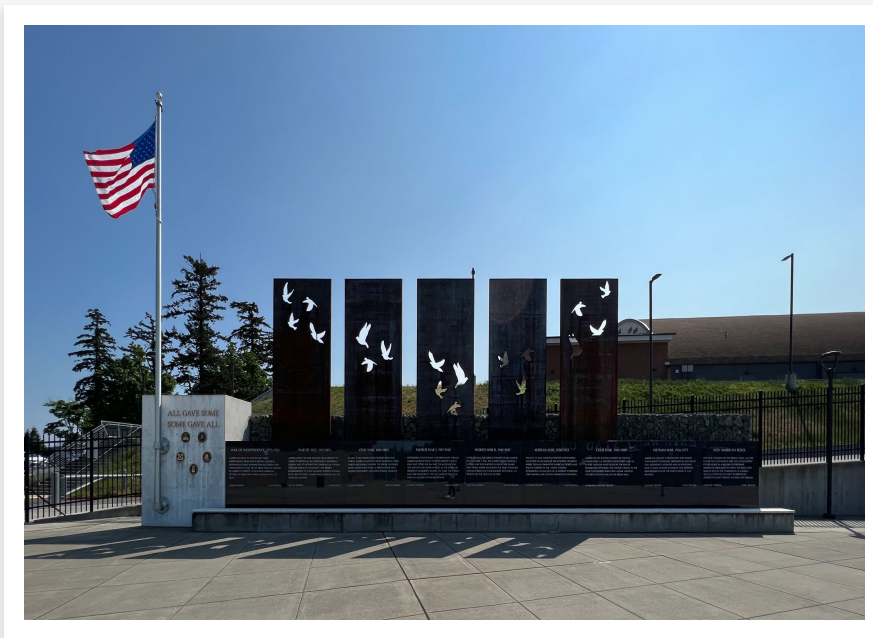


Anacortes Veterans Monument

Regional Inspiration

Dedicated 2016

Estimated Cost: \$200,000 - \$400,000



Additional Veterans Monument Samples

Examples of veterans monuments from communities across the country, showcasing various design approaches including stone walls, bronze sculptures, flag displays, and memorial seating areas.



More Veterans Monument Samples

Further examples highlighting modern memorial design elements such as illuminated pillars, granite walls with etched imagery, star-shaped layouts, and integrated service branch seals.



Amphitheater & Pavilion Options



Option A - Traditional Pavilion

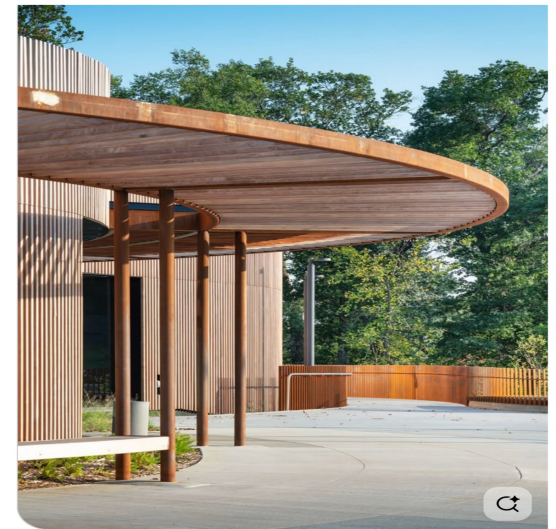
Open timber frame design with stone base and covered stage area



CWC15x700 - 55390

Option B - Modern Steel Pergola

Contemporary steel structure (CWC 15x700) with open-air design

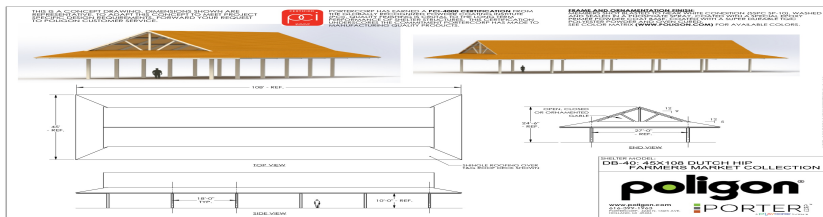


Option C - Curved Wood Modern

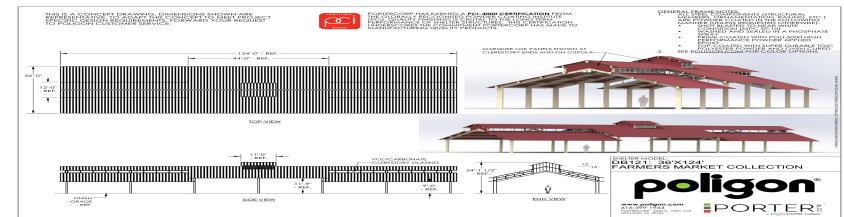
Modern curved timber and wood slat design with covered walkway

Shelter & Shade Structures

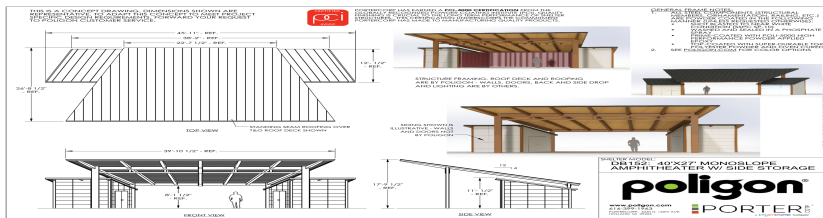
Poligon shelter structures offer powder-coated steel frames with PCI-4000 certified finish for long-term durability.



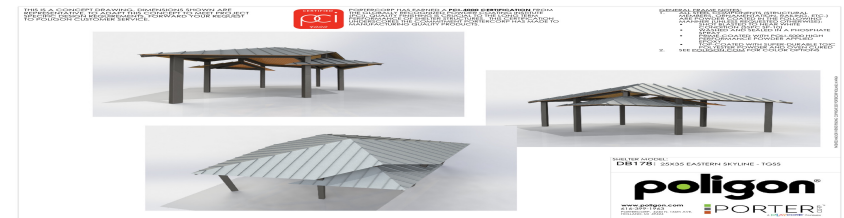
DB-40: 45'x108' Dutch Hip (Farmers Market)



DB-121: 36'x124' Farmers Market w/ Clerestory



DB-152: 40'x27' Monoslope Amphitheater w/ Storage



DB-178: 25'x35' Eastern Skyline Pavilion

Restroom Facility Options



Option 1
Compact
Restroom
No Storage



Option 2
Timber Frame
With Storage



Option 3
Brick & Masonry
With Storage



Option 4
Modern Panel
With Storage

Park Lighting

Park Pathway Lighting

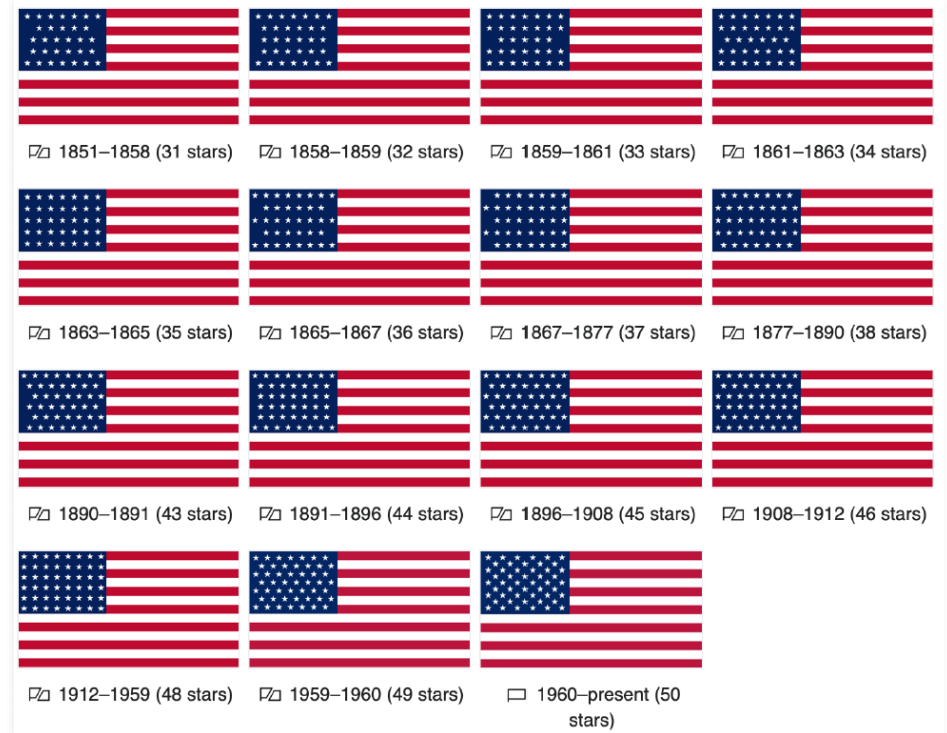
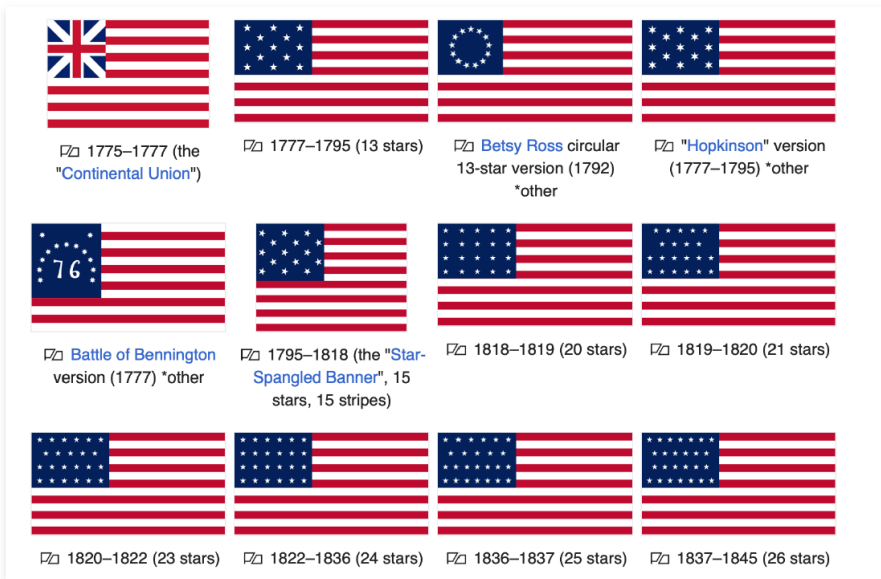
Modern LED bollard lights provide ambient illumination for pathways and flag displays, enhancing safety and evening aesthetics throughout the park.



US Flags

Historical US Flags

Various historical US flags can be installed throughout the park with lighting, creating a patriotic walkway showcasing the evolution of our nation's flag from the Continental Union to the current 50-star design.



Service Branch Recognition

The monument and surrounding park will honor all six branches of the United States Armed Forces. Service branch seals will be incorporated into the monument design.



Air Force | Marines | Army | Space Force | Navy | Coast Guard

Next Steps & Timeline

1

Council Provides Direction

Council reviews layout options and features, selects preferred monument design and park elements

2

Public Outreach

Staff conducts community outreach to gather public input on selected layouts and features

3

Monument Order

Upon Council agreement, staff places the order with the manufacturer for monument fabrication

4

Monument Installation

Manufacturer installs the monument ahead of the July 4th target date

5

Ribbon Cutting & 5-K Fun Run

Grand opening celebration with ribbon cutting and a community 5-K fun run at the park

Discussion & Direction

Key Questions for Council

- Which park layout does Council prefer?
- Which monument design should staff order?
- Which amphitheater/pavilion style is preferred?
- Which restroom option best serves the park?
- What other features or modifications are desired?



CITY COUNCIL AGENDA BILL

Subject: 4.d.

Originating Dept.: City Council

Action Recommended: Discussion only **Approval(s):**

Meeting Date: March 11, 2026

Date Submitted:

Exhibit(s):

1. GF-Community-Center-Work-Session-2026-03-11

Budgeted Amount: \$200,000

BARS Code: 594 73 60 01

Summary Statement:

Staff will provide the City Council with a status update on the Community Center project, the former Snohomish County Fire Protection District 17 fire station acquired by the City in January 2026. Staff will present the current condition of the facility, progress on pre-renovation activities, funding strategy, and recommended next steps for design and project phasing.

Background:

On December 3, 2025, the City Council authorized the City Manager to execute a Purchase and Sale Agreement with Snohomish County Fire Protection District 17 for the fire station property at 116 S Granite Avenue for the purpose of renovating and operating the facility as the City's public Community Center. The transaction closed in January 2026, and the City took possession of the property.

The Community Center is identified in the City's 2026–2031 Capital Facilities Plan as a high-priority project scheduled for 2027, with an estimated cost of \$2.1 million. Preliminary cost analysis indicates new-build construction for a comparable 9,270-square-foot facility would range from \$2.9 million to \$4.8 million. Staff is working on other grant opportunities to assist with funding.

CURRENT STATUS:

- Property Acquisition: Complete. The City holds title to 116 S Granite Avenue.
- Interlocal Agreement: Executed. Fire District 17 retains periodic use rights per the terms of the ten-year agreement.
- Facility Assessment: Staff is coordinating building condition assessments, architectural evaluation, and preliminary renovation scoping to determine the extent of improvements needed to convert the facility into a functional community center.
- Funding Strategy: Staff is pursuing a multi-source funding approach, including USDA Community Facility Grants, state capital budget requests, and REET capital funds. Grant timelines and eligibility requirements are being evaluated.

The Community Center is a central element of the broader Civic Campus Masterplan, which presents two alternatives (High Capacity and Classic) with capital cost ranges of \$8–15 million and \$4–8 million, respectively. The Community Center component is estimated at \$3.5–5 million (Alternative A) or \$2–3 million (Alternative B).

Recommended Motion:

Discussion only

CITY OF GRANITE FALLS

Community Center Vision & Renovation Plan

Council Vision, Objectives, and Priorities

City Council Work Session
March 11, 2026

Meeting Agenda



Project Overview & Background

UW partnership, property acquisition, and civic campus vision



Current Condition & UW Recommendations

Building assessment, floor plans, and design priorities



Immediate Improvements for Soft Launch

Quick wins to open the space for limited community use



Cost Estimates & O&M Analysis

Capital outlay, annual operating costs, and funding options



3-to-5-Year Phased Renovation Plan

\$300K-\$500K per year phased approach



Council Direction & Next Steps

Set vision, objectives, timing, and authorize soft launch

Project Overview

Background

The City acquired the former S.C.F.P. Dist. 17 Fire Station, a historic brick building centrally located one block northwest of City Hall on S. Granite Avenue.

Through the UW Liveable City Year partnership, two design alternatives were developed for the broader Civic Campus Masterplan, with the firehouse conversion as a centerpiece.

The building features three large fire bays, office space, a conference room, kitchen, and approximately 9,270 sq ft of usable space.

Source: UW Liveable City Year Project, Spring 2025

Council-Directed Goals

- Multipurpose community center
- Adaptive reuse of the old firehouse
- Veterans memorial integration
- Open green space preservation
- Increased capacity for civic events
- Multi-modal transportation connections
- On-street and off-street parking

Current Building Condition

Existing Configuration

- Three large fire bays (Bay 1-2 brick wall, Bay 2-3 cinder block wall)
- Office spaces in SE corner at building entry
- Large conference room along south wall
- Kitchen with double doors to conference room
- Two small bathrooms, sleeping quarters, laundry
- Upstairs: office, workout area, unfinished storage
- Seven garage doors (5 front, 2 rear)
- Seismic retrofit poles from 2002 renovation



Key Structural Notes

- Bay 1-2 brick wall believed non-load-bearing
- Bay 2-3 cinder block wall thought load-bearing
- Seismic retrofit poles may obstruct open space
- SW wall rebuilt post-2001 Nisqually earthquake
- Full structural analysis needed before renovation

Exterior Condition

- Majority brick walls; white siding on SE corner
- Shingled awning across building front
- SW bricks replaced with painted cinder blocks
- Gently sloped paving at front and rear

Source: UW LCY Civic Campus Master Plan, pp. 22-23

UW Design Priorities

Interior Priorities

- Create large open space for events (receptions, parties, vendor stalls, art exhibitions)
- Reconfigure entry into welcoming reception area
- Create office space for American Legion or event coordinator
- Maintain and upgrade kitchen for event catering
- Conference room seating
- Upgrade and expand restrooms for larger gatherings
- Adequate storage for banquet tables, chairs, supplies
- Ensure seismic compliance with current building codes

Exterior Priorities

- Preserve historic facade while updating for modern use
- Replace white siding with matching brick (historically accurate)
- Replace 7 garage doors with glass-paned rolling doors
- ADA-compliant entrance update
- Convert front parking to outdoor patio with fencing
- Extend rear porch into large back deck/patio
- Maintain parking capacity in rear lot

Source: UW LCY Civic Campus Master Plan, pp. 24-28

UW High-Capacity Interior Plan

Key Interior Modifications

- Remove brick wall between Bay 1 and Bay 2 to create large open event space
- Create arch in Bay 2-3 cinder block wall for visual openness
- Relocate structural support poles to perimeter walls
- Remove entry offices; create open reception area
- Build one smaller office in SE corner
- Relocate kitchen doors to face open event space
- Combine two SW restrooms into larger women's restroom
- Convert laundry room to men's restroom
- Convert bunk area to American Legion offices/storage

Proposed Space Layout

1	Large Open Space	Bays 1 & 2 combined
2	Reception Area	Welcoming entry
3	Office	Event coordinator / city use
4	Kitchen	Existing, doors relocated
5	Conference Room	Seats 20-25, flexible
6	Restrooms	Expanded, ADA-compliant
7	Office/Storage	American Legion / supplies
8	Front Patio	Converted from parking
9	Extended Back Deck	Rear patio and seating

Source: UW LCY Civic Campus Master Plan, pp. 25-26

Capacity & Revenue Potential

72

Banquet Seats

12 tables in open space

20

Vendor Booths

10x10 booths (Option A)

\$1,200

Daily Rental Rate

Full building rate

Estimated Rental Revenue

Rental Type	Rate
Full Building Rental	\$150 - \$250 / hour
Full Building Daily	\$1,200 / day
Conference Room	\$40 - \$60 / hour
Office Space	\$500 - \$2,000 / month

Event Capacity Summary

- Option A: 20 vendor booths (10x10), banquet for 72
- Option B: 15 booths (10x10) + 8 booths (6x6)
- Conference room: 4 vendor booths or 20-25 seated
- Premium indoor vendor pricing with overnight security
- Glass bay doors open to integrate with street events

Source: UW LCY Civic Campus Master Plan, pp. 29-30

Soft Launch: Immediate Improvements

Quick wins to open the space for limited community use while planning the full renovation

Safety & Code

- Fire suppression inspection
- Electrical panel assessment
- Basic ADA compliance review
- Emergency exit verification

\$15K - \$30K

Clean & Prepare

- Deep clean all bays and spaces
- Remove fire equipment/fixtures
- Basic lighting upgrades
- Patch walls and floor sealing

\$10K - \$20K

Basic Amenities

- Restroom refresh (fixtures, paint)
- Kitchen cleaning & equipment
- Basic furnishings (tables, chairs)
- Wi-Fi and basic AV setup

\$20K - \$40K

Exterior Access

- Front entrance improvements
- Parking lot striping
- Basic signage and wayfinding
- Exterior lighting check

\$5K - \$15K

Estimated Soft Launch Total: \$50K - \$105K

Capital Cost Estimates

FD #17 Capital Outlay

Item	Low	High
Property Purchase	\$1.0M	\$1.0M
Furniture & Equipment	\$30K	\$150K
Renovations	\$500K	\$1.5M
TOTAL	\$1.5M	\$2.7M

New Construction Comparison: Building a new 9,270 sq ft community center would cost \$2.9M-\$4.8M (\$312-\$520/sq ft), plus 25-40% for permits, architectural fees, and soft costs. Adaptive reuse saves significantly.

UW Masterplan Estimates

	Alt. A (High)	Alt. B (Classic)
Community Ctr	\$3.5M-\$5M	\$2M-\$3M
Firehouse Reuse	\$1.5M-\$2.5M	\$700K-\$1.2M
Annual Maint.	\$90K-\$150K	\$55K-\$100K

Staff Recommendation

Do not pursue **Alt. A full buildout** at \$8.7M-\$13.7M total campus cost. Pursue a **phased Classic approach** at \$300K-\$500K/year over 3-5 years.

Source: Property Discussion Document; UW LCY Masterplan Estimates

Annual O&M Costs & Funding

Annual Operations & Maintenance

Category	Low	High
Payroll	\$138K	\$179K
Maintenance	\$30K	\$75K
Utilities / Comms / Supplies	\$30K	\$40K
TOTAL ANNUAL O&M	\$198K	\$294K

Assumes current staffing plus one Planning Director

General Fund Impact

With O&M included, the General Fund adjusted end balance drops significantly (e.g., \$2.86M in 2026 vs. \$3.16M without). Includes incremental O&M costs and loss of interest income. A phased approach is essential to protect fund reserves.

Funding Sources

- **Grants**
 Federal, state, and private foundations
- **REET Fund (1&2)**
 \$616K available - reduces future capital opportunities
- **General Fund**
 \$3.3M - would significantly deplete reserves
- **Loans**
 City has limited debt capacity currently
- **New Revenue Streams**
 Lease/Rental, Govt. travel, water/wells, garbage, recreation fees, adult arts & education

Source: Property Discussion Document, General Fund Projections 2025-2034

Phased Renovation Plan (\$300K-\$500K/yr)

Year 1

2026-2027

\$300K - \$400K

Foundation & Safety

- Structural engineering assessment
- Seismic compliance evaluation
- Electrical and plumbing upgrades
- ADA entrance and restroom upgrades
- Interior demolition (non-load walls)
- Soft launch improvements

Year 2

2027-2028

\$400K - \$500K

Core Interior Renovation

- Bay 1-2 wall removal (if confirmed non-load bearing)
- Bay 2-3 arch creation
- Structural pole relocation
- Entry reception area buildout
- Kitchen door relocation/upgrades
- Restroom expansion

Year 3

2028-2029

\$400K - \$500K

Interior Finish & Exterior

- Open event space finishing (floor, lights, HVAC)
- Conference room and office buildout
- Replace garage doors with glass rolling doors
- Replace siding with matching brick
- Front patio conversion
- Signage and wayfinding

Years 4-5

2029-2031

\$300K - \$500K

Enhancement & Expansion

- Extended rear deck/patio construction
- Furniture, AV equipment, event supplies
- Phase 2: 1,200 sq ft rear extension
- Pickleball court area in rear lot
- Landscaping and exterior finishing

Council & Staff Feedback Summary

Council Input

- Prefer least expensive firehouse option if cost is the deciding factor
- Plaza: too many pavers, needs more grass and benches
- Veterans Memorial near current Legion building; keep flagpole and concrete marker
- One member: Alt. A for Plaza/Park/Transit; Alt. B for Firehouse/Veterans/Bikes
- Grandstand desired at south end of plaza

Staff Input

- Larger venue removes current restrictions, can charge more for events
- Smaller venue = more affordable, cheaper to maintain
- Parking availability is a concern for larger events
- Shuttle can help but not all locations suitable for shared parking
- No strong opinion on EV charger quantity
- Stage for events/concerts would be valuable

Source: Civic Campus Masterplan Input Workbook (Council & Staff Input)

Staff Recommendations



Pursue Alternative B (Classic) for the Firehouse

Lower cost (\$700K-\$1.2M for reuse), retains original layout character, aligns with fiscal constraints.



Adopt 3-to-5-Year Phased Renovation Plan

Invest \$300K-\$500K annually to spread costs, align with grant cycles, and allow scope adjustments.



Authorize Soft Launch Improvements (\$50K-\$105K)

Safety, cleaning, basic amenities, and signage to open the building for limited use by summer 2026.



Prioritize Grants and New Revenue Streams

Pursue state/federal grants before tapping REET or General Fund reserves. Explore rental income.



Commission Structural Engineering Assessment

Confirm load-bearing walls, evaluate seismic retrofit, and assess options for opening the interior.

Council Direction Requested

- 1 Does Council support a phased renovation approach (\$300K-\$500K/year)?
- 2 Does Council wish to authorize a soft launch for limited community use?
- 3 What is the preferred design direction (Alternative A, B, or hybrid)?
- 4 What timeline does Council envision for full operations?

Thank you for your vision and leadership for Granite Falls.